



**hamlyn
smith.**


Robert Street, Brighton, BN1 4AH

£430,000 - £450,000

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 2 Bedrooms

 1 Reception

 1 Bathroom

Guide Price £430,000 - £450,000

A characterful two-bedroom maisonette on Robert Street, a quiet residential road, that is nevertheless in the busy centre of Brighton's vibrant North Laine. The property is arranged over two floors and has a pretty east-facing terrace.

- 2 Bedroom Maisonette
- Sun Terrace
- Located In The North Laine
- Share Of Freehold
- Modern Kitchen
- White Modern Bathroom Suite







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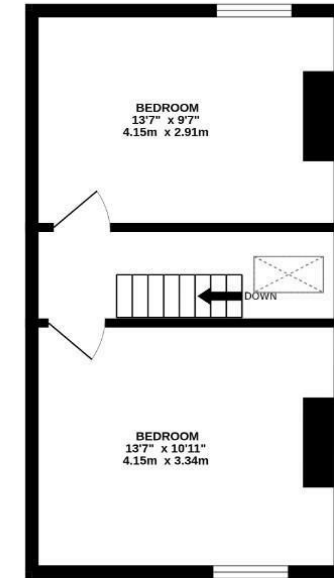
Hamlyn Smith are delighted to offer for sale this two double bedroom property, in the heart of the North Laine. The property has been recently decorated and is well presented throughout, with a gorgeous kitchen, that is only a few years old. As you enter on the ground floor, you find yourself in a charming living room with stripped wood floors, shuttered windows and a period fireplace. An opening from the living room allows you to see through to the kitchen at the rear of the property. The kitchen is a dark navy with quartz worktops and was installed in 2021. There is space for a freestanding cooker, a washing machine and a fridge. A cast-iron fireplace is a pretty feature at one end of the room, and a window opens wide to allow access to the terrace. This kitchen/breakfast room enjoys an easterly aspect, it fills with light in the mornings, so you can enjoy your morning tea or coffee at the breakfast bar, or in the summer, on the terrace outside.

The bathroom is on the ground floor and has a white modern suite and white metro tiles, with a handbasin set in a vanity unit. The property is configured with a central hallway and staircase that sits between the living room and the kitchen. Stairs rise to the first floor where there is a spacious landing which has a skylight. Two very generous bedrooms run across the full width of the house, one at the front and another at the rear. The property has double-glazed windows and all the internal doors are in natural wood finish.

Although this is a quiet road, it is a stone's throw from three of Brighton's most popular pubs; the Basketmakers Arms, The Fountain Head and The Eagle, and you will be living right in the bohemian heart of the city, moments away from shops, restaurants, theatres, pubs and cafes. We highly recommend Loam, just around the corner for the best coffee! Brighton Museum and Art gallery is on your doorstep, as well as Brighton Dome and the Theatre Royal, and you will of course be a fifteen minute stroll from the seafront.



GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.

TOTAL FLOOR AREA : 653 sq.ft. (60.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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