




hamlyn
smith.


Islingword Road, Brighton, BN2 9SG

Guide price
£260,000 - £270,000

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 1 Bedroom

 1 Reception

 1 Bathroom

This charming one-bedroom flat in the vibrant community of Hanover has an open plan living/dining/kitchen area which maximises the sense of space. French Doors open to a patio garden.

- One bedroom apartment
- Private courtyard patio
- Share of freehold
- Open plan kitchen/living space
- Own street entrance
- Popular Hanover location





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As you come down the stairs from the front door, you will immediately see how open and spacious the flat is. The current owner was attracted to the flat's quirky feel, and the generous reception space. The open plan stairs contribute to the roomy feel of the living room area. The west-facing walled garden was also a big draw, as it's very private, and gets the sun in the afternoon.

In the kitchen there is space for a cooker, space for a full-height fridge freezer, space for a slimline dishwasher and space for a washing machine. There are bespoke solid wood units under, and to the side, of the Belfast sink, with a handmade, solid-wood worktop. Light in the kitchen comes from a skylight above the sink. Standing in this space it feels as if you are in a large kitchen thanks to the adjacent dining area which has room for a good size table.

The bedroom is at the back of the flat and has a lovely big window onto the garden. The bathroom has a bath, handbasin and WC, while there is further potential to incorporate the lobby area, which would make it possible to add a walk-in shower. There is storage in an understairs cupboard, in the boiler cupboard off the living room, and plenty of room in a corner of the garden for a shed.

The central heating is run off a Worcester combination boiler. The flat had damp proofing works completed a few years ago and paperwork is available.

Hanover is an extremely popular area of the city. It has signature bright and colourful terraces of Victorian houses, is close to the city centre and within walking distance of Brighton Station. Often considered to be one of Brighton's bohemian strongholds, it has an active artistic community and a young, lively atmosphere, with more than its fair share of excellent pubs, where you can find good company, great food and live music, including the Village pub further down Islingword Road. Queen's Park is a beautiful park with a café; if you enjoy walking you can easily walk to the park, the sea or to the city centre.



Lower Ground Floor
Area: 47.9 m² ... 515 ft²