



**hamlyn  
smith.**

Robert Street, Brighton, BN1 4AH


£270,000 - £280,000



# hamlyn smith.

 1 Bedroom

 1 Reception

 1 Bathroom

Guide Price £270,000 - £280,000  
A spacious one-bedroom garden flat on Robert Street - a quiet residential road, that is nevertheless in the busy centre of Brighton's vibrant North Laine. A large living/dining room, and a kitchen/breakfast room that opens onto the patio garden, make this a great flat for entertaining, with plenty of reception space.

- 1 Bedroom Apartment
- Private Garden
- Ideal Investment / Holiday Home
- Share Of Freehold
- Central North Laine Location
- No Onward Chain










# hamlyn smith.

 50 Goldstone Villas, Hove, BN3 3RS

 01273 762222

 hello@hamlynsmith.co.uk

Hamlyn Smith are delighted to offer for sale this one-bedroom flat in the heart of the North Laine, which has a private entrance on the lower ground floor and a patio garden.

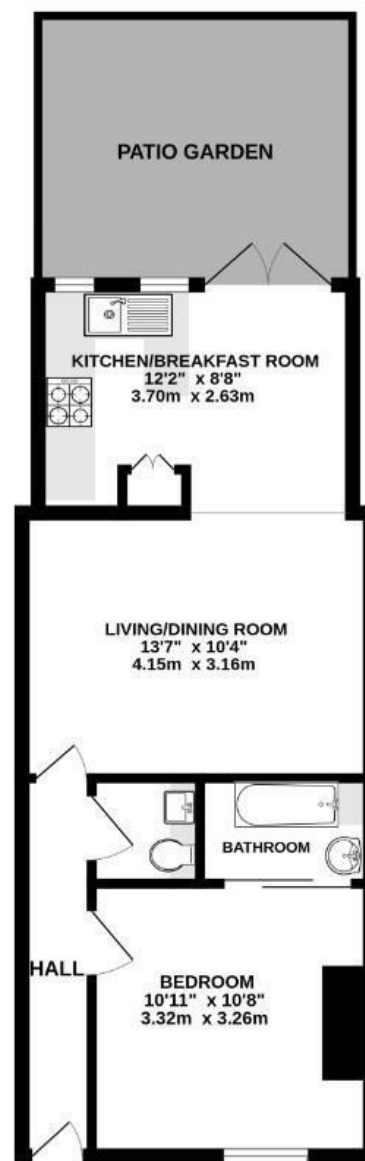
As you enter the flat you find yourself in a hallway which leads to the living room at the rear of the property. To your right is the bedroom, which is a good size double, with white shutters at the window. There is an ensuite bathroom, with a bath, a shower over the bath and a handbasin. The WC is separate, with a further handbasin. At the rear of the flat is a fantastic open-plan space, which has a living/dining room opening to a kitchen/breakfast room. In the living room there is ample space for a comfortable seating area as well as a dining table. Moving through to the kitchen/breakfast room, the kitchen has solid wood painted units, a gas hob and an electric oven with grill. Double doors open to a pretty patio garden. The property has double-glazed windows and there are attractive solid wood doors throughout.

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



hamlyn  
smith.

Robert Street, Brighton



LOWER GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.

TOTAL FLOOR AREA : 445 sq.ft. (41.3 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.  
Made with Metropix ©2024