



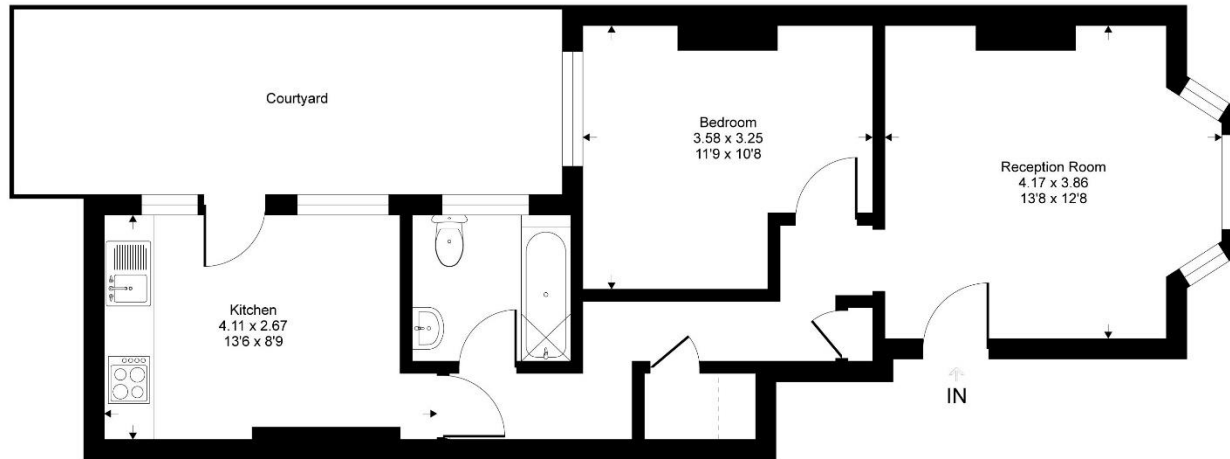
19b Hampstead Road, Brighton, East Sussex, BN1 5NG
Price on Application - Share of Freehold

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Hampstead Road, BN1

Approximate Gross Internal Area = 48 sq m / 523 sq ft



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Train Station: Preston Park 0.2 miles

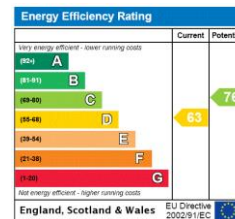
Council Tax: Band A

Ground Rent: £0

Maintenance: as required

Length of Lease: 999 years

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission. **Please note that all leasehold information relating to length of lease or ground rent & service charges has been supplied to us by the seller.**



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If you're looking for a cosy and convenient living space in the vibrant city of Brighton, look no further than this charming one-bedroom ground floor garden flat. Situated in close proximity to Preston Park Station, this flat offers a perfect blend of comfort, accessibility, and practicality.

The flat features a well-proportioned bedroom that provides ample space for relaxation and storage. The bedroom overlooks a tranquil private garden that provides a serene environment for unwinding after a long day. The garden is a perfect spot for hosting barbecues, enjoying the sun or simply reading a book in the fresh air.

The kitchen is fully equipped with modern appliances, including an integrated fridge, a black freestanding freezer, oven and hob making meal preparation and clean-up a breeze. The dining area has ample space for a dining table, creating a cosy space for dining or entertaining guests.

The location of the flat is another major selling point. Situated in close proximity to Preston Park Station, you'll have easy access to all of Brighton's amenities, including the city's popular restaurants, bars, and shops. Additionally, the flat is within walking distance to Preston Park, one of the city's largest parks, which offers numerous recreational activities such as tennis, football, and cycling.

In summary, this one bedroom ground floor garden flat is the perfect combination of convenience, comfort, and practicality. With its well-designed kitchen and dining area, tranquil private garden, and close proximity to Preston Park Station, this flat offers an excellent opportunity for those seeking a comfortable and convenient living space in Brighton.

Mishon Mackay - Brighton

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