



## Hamilton Road, Brighton, BN1 5DL

**£1,250 PCM**



\*\*\* VIDEO TOUR AVAILABLE \*\*\*

A lovely one bedroom ground floor garden flat with stunning views of Brighton situated in a sought after location, a short walk to Seven Dials and Brighton station. The property comprises high ceilings throughout, big windows offering plenty of natural light, a separate modern fully fitted kitchen with access to a large cellar and large private garden with stunning views of Brighton, spacious living room with feature fireplace, modern tiled bathroom suite and good size double bedroom with built-in wardrobes and bay window. Gas Central Heating. Viewing Recommended.

Council Tax Band: B  
EPC Rating: D

- Near Seven Dials
- High Ceilings Throughout
- Spacious Living Room
- Modern Tiled Bathroom Suite
- Private Garden With Views
- Separate Modern Fitted Kitchen
- Double Bedroom With Wardrobes
- Gas Central Heating



**109 Church Road, Hove, East Sussex, BN3 2AF**

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