

ELLIOTTS

16 Hampton Place, Brighton

Price Guide £875,000





16 Hampton Place Brighton, BN1 3DD

GUIDE PRICE: £875,000-£900,000 | Elliotts are delighted to offer for sale this stunning Grade II listed Regency townhouse positioned in this quiet tucked away location within the very heart of Brighton. Accommodation is well laid out over four floors with a total floor area of 159 Sq.Mt which includes three double bedrooms, three bathrooms, two reception spaces and secluded courtyard garden; located nearby to a wide array of independent shops, cafes and restaurants, the property sits a short walk from Brighton seafront and just over half-a-mile from Brighton Station. The property is also sold with no ongoing chain.



- **Grade II Listed Regency Townhouse**
- **Clifton Hill Conservation Area**
- **Feature 25' Period Living Room**
- **Set Over Four Floors**
- **Within The Very Heart of Brighton**

- **169 Sq.Mt / 1827 Sq.Ft**
- **Three Double Bedrooms**
- **Fabulous Main Bedroom with En-Suite**
- **Secluded Courtyard Garden**
- **No Ongoing Chain**

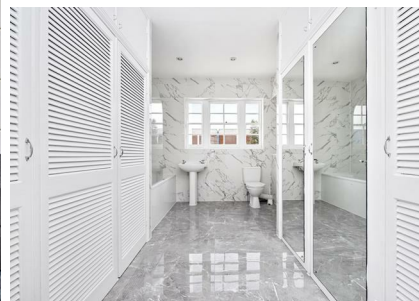
Hampton Place is an iconic Regency terrace located within the highly sought after Clifton Hill conservation area, positioned in the very heart of Brighton. Part of an iconic terrace of seven houses (numbers 14 to 26) dating from 1829, the terrace was built by William Hallett, one of Brighton's foremost builders, and a future mayor of Brighton. It is mentioned in the Pevsner guide to Brighton and Hove.

Arranged over four floors with a total area of 169 Sq.Mt (1827 Sq.Ft), the property boasts extensive space for such a central location, with a stunning feature West facing living room with high ceilings occupying the raised ground floor area. To the rear of the raised ground floor space is a kitchen area with a sun room offering views and access to the courtyard garden.

At the lower ground section, the property features it's own additional street entrance with shower room, open plan reception space and sun room.

Heading up the feature period staircase to the first floor, there is a bathroom to the rear, with toilet and basin and the fabulous main bedroom positioned at the front of the property. The bedroom has the advantage of floor to ceiling windows and a newly fitted en-suite bathroom, which is of considerable size. On the second floor, the property has a further two bedrooms, both doubles and a terrace to the rear.

Located in the very centre of Brighton, the property is nearby to the wealth of independent shops, cafes and restaurants that the city is famed for and a short walk to the seafront and promenade. Brighton Station sits just over half-a-mile away.





Floorplan

Hampton Place

Energy Performance Graph



Approximate Gross Internal Area = 169.75 sq m / 1827.17 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12-38) A			
(39-47) B			
(48-52) C			
(53-62) D		67	78
(63-68) E			
(69-72) F			
(73-100) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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