

PHILLIPS & STILL

Stanford Avenue, Brighton

Guide Price Of £220,000 - £230,000



- A raised ground floor one bedroom apartment situated close to Preston Park
- Balcony
- Allocated parking space
- Share of freehold
- No onward chain

To view all our homes: phillipsandstill.co.uk

Flat 17, 20 Stanford Avenue, Brighton, BN1 6AA



This raised ground floor one-bedroom apartment is located in a highly desirable area, close to Preston Park. The property features a balcony, providing a pleasant outdoor space for the residents to enjoy. Additionally, it comes with an allocated parking space, ensuring convenience and ease of access for the residents' vehicles.

One notable advantage of this property is that it is a share freehold, meaning that the residents collectively own the freehold of the building. London Road railway station is only moments away, meaning it's ideal for anyone looking to commute.

Furthermore, the property is being sold with no chain, indicating that there are no complications or delays in the purchasing process. This is particularly appealing to first-time buyers or investors who are looking for a swift and hassle-free transaction.

Overall, this apartment presents an excellent opportunity for individuals looking to make their first property purchase or for those seeking an investment property. Its sought-after location, balcony, allocated parking space, share freehold status, and lack of chain make it a highly desirable option in the market.



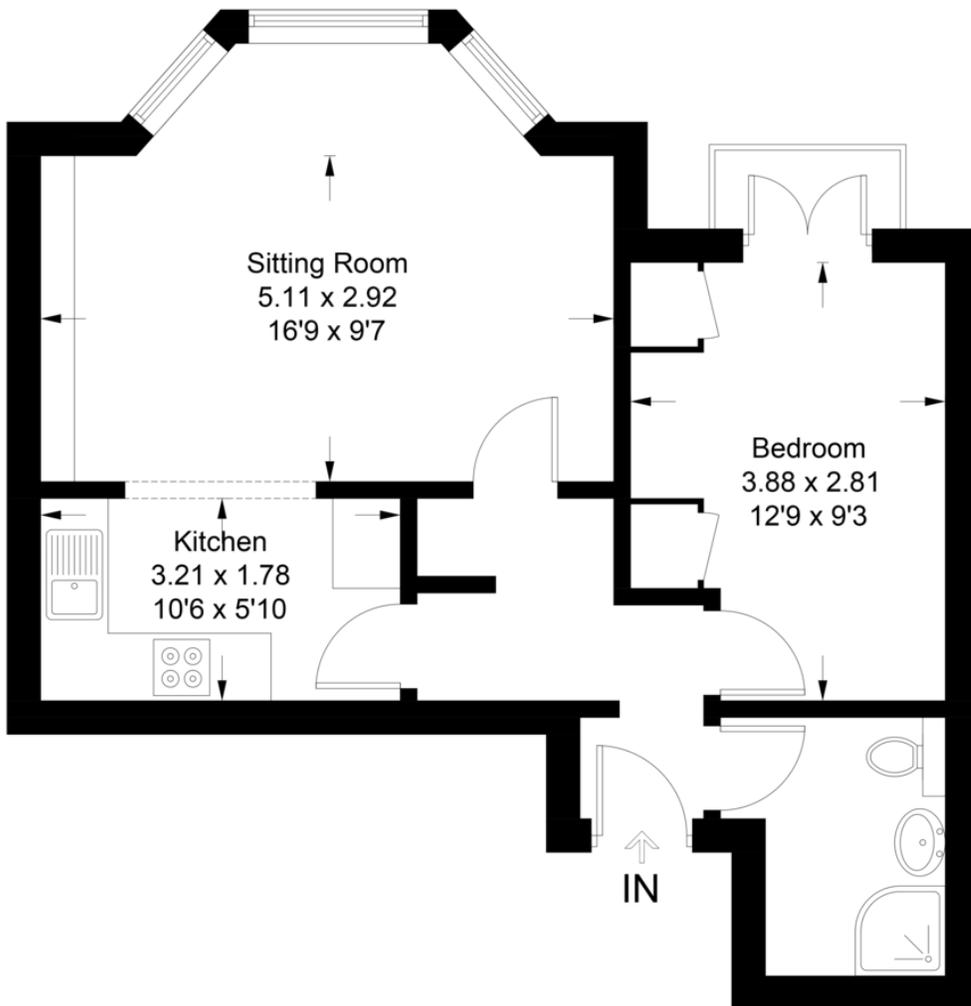
Picture this...

Why not take a short ride or hop onto a bus into the City Centre for an adventure. There you can really soak up Brighton and Hove's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and many shops that are available.

If you're in the mood for something more local then you can take a stroll to either the Joker or the Hare & Hounds for a few drinks after a work week!

Stanford Avenue, Brighton, BN1 6AA

Approximate Gross Internal Area = 44.9 sq m / 483 sq ft



Raised Ground Floor

Illustration for identification purposes only. measurements are approximate. not to scale.

Accommodation

RAISED GROUND FLOOR

ENTRANCE HALL

BATHROOM

BEDROOM

12' 9" x 9' 3" (3.89m x 2.82m)

SITTING ROOM

16' 9" x 9' 7" (5.11m x 2.92m)

KITCHEN

10' 6" x 5' 10" (3.2m x 1.78m)

OUTSIDE

BALCONY

ALLOCATED PARKING SPACE





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

%epcGraph_c_1_368%

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk