

# PHILLIPS & STILL

Stanford Avenue, Brighton

Asking Price of £290,000



- A Delightful Ground Floor Period Conversion
- One Double Bedroom & Second Single Bedroom / Study
- Fantastic Open Plan Living Space
- Private Sunny Rear Garden & Allocated Off Road Parking Space
- Share Of Freehold & No Onward Chain

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## Stanford Avenue, Brighton, BN1 6EA



This wonderful converted ground floor flat really is a must see! The property is conveniently situated half way up Stanford Avenue where you are within walking distance of a huge array of amenities on Preston Road, Ditchling Road and everywhere in between including boutique & convenience shops, cafes, bakeries, supermarkets, gyms, beauty parlours, coffee shops, pubs and restaurants. Both Preston Park & Blakers Park are also close by for dog walks, exercise and Sunday strolls.

Internally the property is well planned with high ceilings and accommodation comprising of a fabulous bay fronted open plan lounge / diner with kitchen area which is the perfect social space for entertaining, relaxing in and sitting down together for meals. You then have the bathroom, a great size master double bedroom and an additional second single bedroom ideal for use as an occasional guest room or home office / study.

To the outside is a your own private sunny rear garden where there is plenty of space for outdoor furniture, flowers & shrubs making this a perfect place to sunbathe & dine outdoors, and being fully enclosed it is a safe area for children & pets to play out in too. You also have an allocated off road parking space to the side of the property meaning roaming around searching for a space when you come home will be a thing of the past!

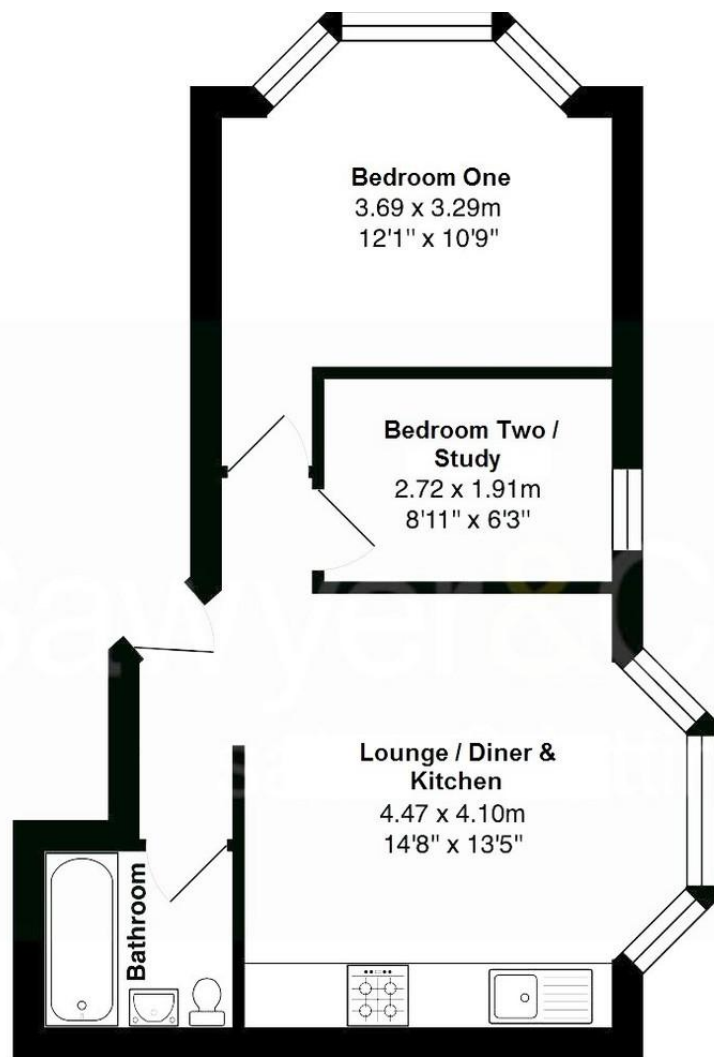
With a share of the Freehold and no onward chain, this fantastic property is ready to pack your bags move straight into! It is within catchment of some excellent local schools and nurseries catering for all ages so perfectly placed for families. Reliable bus services run close by at Five Ways & Preston Road and commuters have the choice of three mainline railway stations all of which are within easy reach. London Road station is quite literally a stone's throw away with both Brighton & Preston Park stations also just a short distance away.



## Picture this...

With your own sunny rear garden and an off road parking space, this property makes a perfect first home, buy to let investment or holiday / second property!

The second bedroom is ideal for use as a home office / study for the many of us who now work from home, or a guest bedroom for when friends & family come to stay...



Total Area: 39.1 m<sup>2</sup> ... 421 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

## Accommodation

### GROUND FLOOR

BAY FRONTED LOUNGE / DINER  
14' 8" x 13' 5" (4.47m x 4.09m)

KITCHEN AREA

BATHROOM

BEDROOM TWO / STUDY  
8' 11" x 6' 3" (2.72m x 1.91m)

BEDROOM ONE  
12' 1" x 10' 9" (3.68m x 3.28m)

### OUTSIDE

PRIVATE SUNNY REAR GARDEN

ALLOCATED OFF ROAD PARKING SPACE  
To the left side of the building



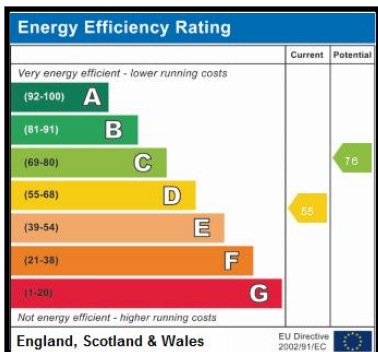




## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto: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.



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

## Directions

For directions to this property please contact us.

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