

# PHILLIPS & STILL

Stanford Avenue, Brighton

£325,000 - £350,000



- A Wonderful Edwardian Two Storey Maisonette
- Very Well Presented & Bright Throughout
- Two Double Bedrooms
- Separate Modern Kitchen
- Share Of Freehold & No Onward Chain
- Highly Sought After Preston Park Location

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)





## Stanford Avenue, Brighton, BN1 6FD

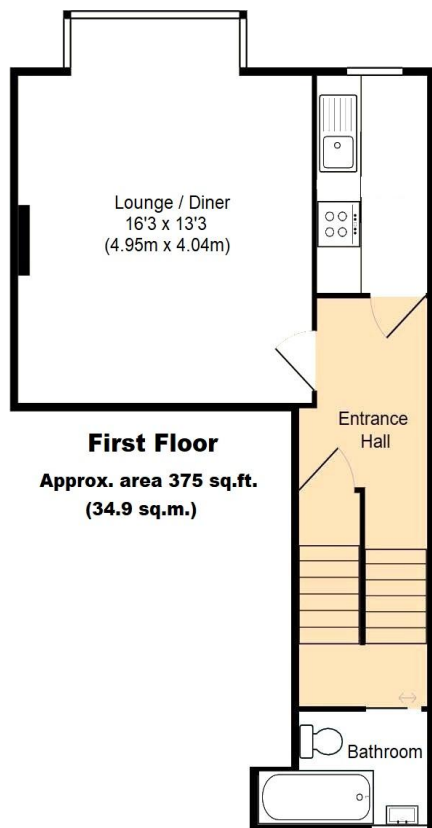


This wonderful converted first and second floor maisonette really is a must see! The property is conveniently situated half way up Stanford Avenue where you are within walking distance of a huge array of amenities on Preston Road, Ditchling Road and everywhere in between including boutique & convenience 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.

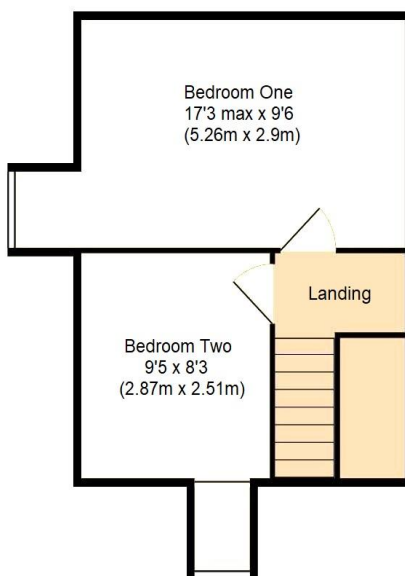
Internally the property is well arranged with high ceilings and accommodation over two floors making it feel more like a house than a flat. This comprises of a fabulous bright bay fronted lounge / diner which is the perfect social space for entertaining, relaxing in and sitting down together for meals. You then have a separate modern kitchen, a modern bathroom suite on the half landing and two double bedrooms to the second floor. Both are doubles with the master being a particularly impressive size.

To the outside is a your own private sunny front garden garden where there is plenty of space for flowers & shrubs. With gas central heating, 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 Fiveways & 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.





## Stanford Avenue, Brighton BN1 6FD



**Total Area 674 sq.ft. (62.6 sq.m.)**

All measurements are approximate and for display purposes only

## Accommodation

Ground floor entrance with stairs rising to:

### FIRST FLOOR

ENTRANCE HALL

BAY FRONTED LOUNGE / DINER  
 16' 3" x 13' 3" (4.95m x 4.04m)

SEPARATE KITCHEN  
 9' 1" x 5' 0" (2.77m x 1.52m)

Stairs rising to half landing:

BATHROOM  
 Modern suite with pedestal wash hand basin, bath and W.C.

Further stairs rising to:

### SECOND FLOOR

LANDING

BEDROOM TWO  
 9' 5" x 8' 3" (2.87m x 2.51m)  
 BEDROOM ONE  
 17' 3" x 9' 6" (5.26m x 2.9m)

### OUTSIDE

PRIVATE FRONT GARDEN  
 On the right side of the path



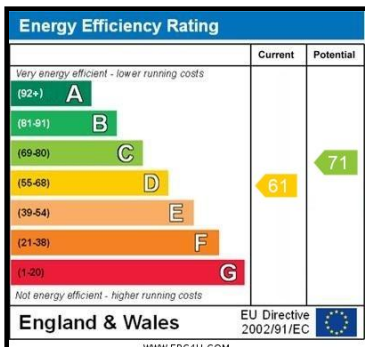




## What to do next

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.

**Phillips & Still**  
**01273 771111**

[westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk)  
 112 Western Road, Brighton, East Sussex, BN1 2AB  
[www.phillipsandstill.co.uk](http://www.phillipsandstill.co.uk)