



Flat 2, 6, Stanford Avenue, Brighton, BN1 6AA

Spencer
& Leigh

Flat 2, 6, Stanford Avenue,
Brighton, BN1 6AA

Price £245,000 - Leasehold

- No-Onward Chain
- Located at the Entrance to Preston Park
- Ideal First Purchase or Buy To Let Investment
- Excellent Location
- Private Resident Parking
- Beautiful Period Features
- Bright Southerly Aspect
- Large Original Sash Windows
- Lovely High Ceilings
- Easy Transport Links to and from the City Center

Located on the raised ground floor of this attractive period property and offered for Sale with NO-ONWARD chain and PRIVATE resident's PARKING! As you enter the original features are in abundance with lovely high ceilings and beautiful cornicing in the communal hallway. The property itself is found towards the rear having the bonus of a Southerly aspect highlighted by the near floor-to-ceiling bay sash windows. The main hub of the home measures over 5.1m x 4m with a further area for the recessed kitchen, in our opinion the property could do with a little modernisation, but this is what makes it a great investment or First Time Purchase whilst being able to make it your own! The bedroom is found along the corridor alongside the separate Bathroom and Toilet. The Location is the icing on the cake, found just at the entrance to Preston Park with its Cafés, its range of recreational facilities and lawns, formal borders and rose gardens whilst also being handy for a short bus ride into Brighton Centre itself. Call now to book your viewing appointment and avoid disappointment!



Stanford Avenue is a highly sought location with its close proximity to Brighton and Preston Park mainline railway stations. There are what are considered to be good local schools along with access to other travel networks such as bus or road. Brighton & Hove City is a comfortable walk away with its abundant shopping facilities and many attractions.



Communal Entrance
 Stairs rising to all floors
 Entrance
 Entrance Hallway
 Living Room
 16'11 x 13'4

Kitchen
 11'0 x 5'0

Bedroom
 10'6 x 9'10

Bathroom
 5'7 x 5'1

Separate WC

OUTSIDE

Residents Parking

Property Information

Council Tax Band A: £1,558.71 2024/2025

Service Charge - £603.08 (1/2 yearly)

Reserve Fund - £41.66 (1/2 yearly)

External Reserve - £45.62 (1/2 yearly)

Ground Rent - £45.00 (1/2 yearly)

89 years remaining on lease

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Residents parking and restricted on street parking - Parking Zone J

Broadband: Standard 13Mbps, Superfast 80Mbps & Ultrafast 1000Mbps available (OFCOM checker)

Mobile: Fair/Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC
 Council Tax Band:- A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
	50	
England & Wales	EU Directive 2002/91/EC	

**Spencer
& Leigh**



Total Area: 48.0 m² ... 516 ft²

All measurements are approximate and for display purposes only.