

**Spencer
& Leigh**



4 Stanmer Village, Stanmer Park, Brighton, BN1 9PZ

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Offers In Excess Of £550,000 - Freehold

- Attractive period cottage
- Three bedrooms
- Two reception rooms
- Potential to improve and add your own stamp
- Idyllic Stanmer Park location
- Oozing character
- Beautiful rear garden
- No onward chain
- Internal inspection highly recommended
- Exclusive to Spencer & Leigh

Nestled in the heart of the picturesque Stanmer Village is this charming Grade 2 listed cottage. This delightful terraced house boasts three cosy bedrooms, perfect for a growing family or those in need of a home office.

As you step inside, you'll be greeted by a large inviting reception room, offering ample space for entertaining guests or simply unwinding after a long day. The property also presents a wonderful opportunity for those with a creative eye, with the potential to enhance and personalise the space to suit your taste and needs.

One of the standout features of this lovely cottage is the beautiful rear garden, providing a tranquil escape from the hustle and bustle of city life. Imagine enjoying your morning coffee surrounded by the sights and sounds of nature right at your doorstep.

Located in the heart of Stanmer Park, you'll have easy access to acres of stunning parkland, perfect for strolls, picnics, or outdoor activities. This idyllic setting offers a unique blend of countryside charm with the convenience of city amenities just a stone's throw away.

Don't miss out on the opportunity to make this enchanting cottage your own and experience the best of village living in the vibrant city of Brighton.



Stanmer Park is located in the quaint rural village of Stanmer which is set in the South Downs National Park. On the outskirts of Brighton this property offers easy access to the universities, Falmer Stadium and sporting facilities and the South Downs. Travel networks in and out of the city are also easily available.



Entrance
 Entrance Hallway
 Lounge
 14'9 x 13'1
 Dining Room
 8'6 x 6'10
 Kitchen
 13'1 x 10'2
 G/f Shower Room/WC
 Stairs rising to First Floor

Bedroom
 14'9 x 13'1

Bedroom
 11'1 x 9'2

Bedroom
 9'2 x 7'2

OUTSIDE

Rear Garden

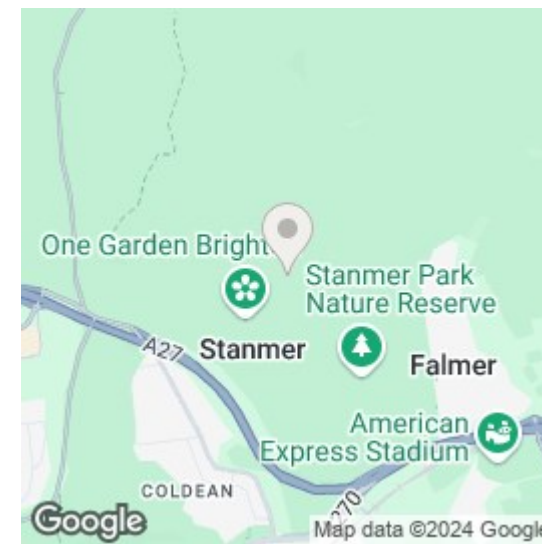
Outbuilding
 8'6 x 6'6

Property Information
 Council Tax Band D: £2,338.06 2024/2025
 Utilities: Mains Electric. Mains water and sewerage
 Parking: Residents Parking
 Conservation Area - Stanmer
 Grade II Listed Building
 Broadband: Standard 28 Mbps available (OFCOM checker)
 Mobile: Poor 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.

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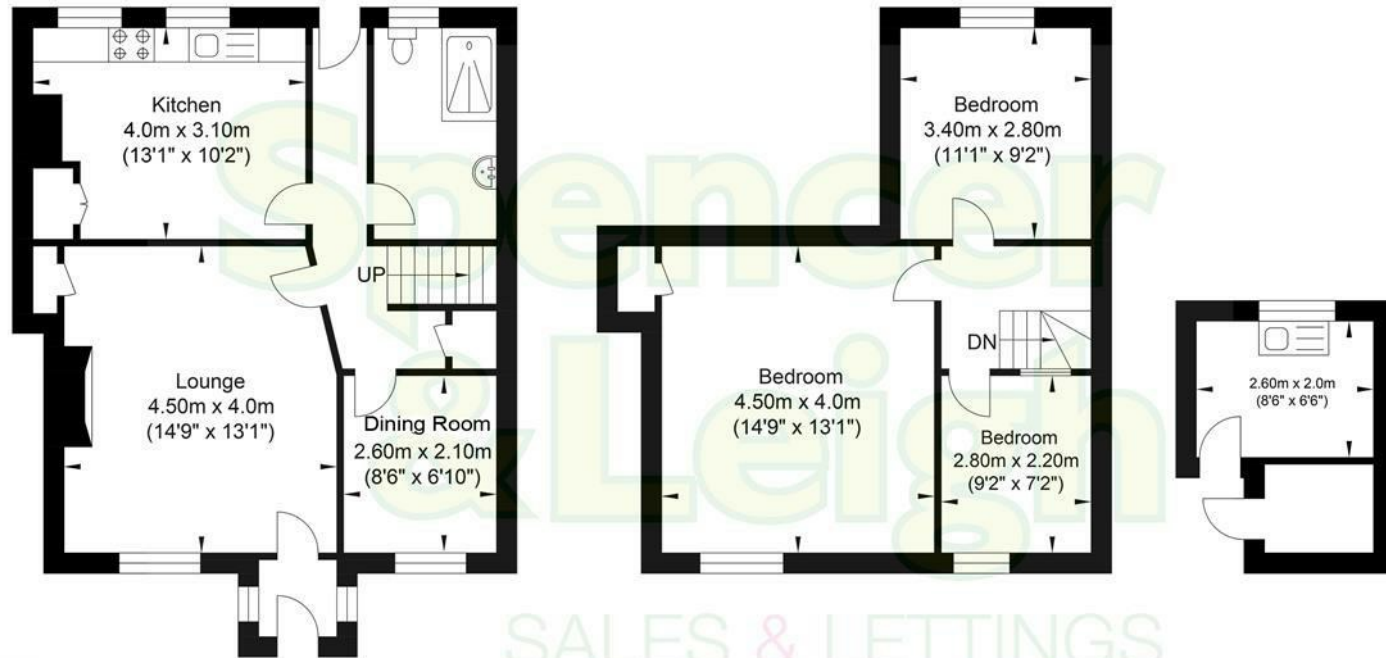
Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Stanmer Village



Ground Floor
Approximate Floor Area
561.44 sq ft
(52.16 sq m)

First Floor
Approximate Floor Area
408.38 sq ft
(37.94 sq m)

Outbuilding
Approximate Floor Area
80.08 sq ft
(7.44 sq m)

Approximate Gross Internal Area = 97.54 sq m / 1049.91 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.