



2 Stanford Avenue, Brighton BN1 6AA

Price £140,000 Leasehold





## 2 Stanford Avenue, Brighton BN1 6AA

CHAIN FREE STUDIO APARTMENT within this ATTRACTIVE PERIOD BUILDING, which is located in close proximity to Preston Park. Other highlights include a PHONE SECURITY ENTRY SYSTEM, refitted kitchen & bathroom and a small BALCONY ideal for getting a breath of fresh air or for smokers. The property is considered to be an IDEAL FIRST TIME BUY OR BUY TO LET PURCHASE. Viewings are highly recommended. Energy Rating: D57 Exclusive to Maslen Estate Agents

### WHAT THE OWNER SAYS:

*"I bought the property due to its proximity to Preston Park, Arkwrights Deli on Beaconsfield Road and its central location within short walk to all 3 train stations and a doctor's surgery.*

*The electricity has Economy 7 provision, with a storage heater, the water system is dual heating (bath/sink) and keeps pressure up for showering. All the equipment in the kitchen is staying: fridge,cooker, washer, microwave, toaster, kettle. There is NTL/Virgin internet cable."*

Communal front door leading to:

### Communal Hallway

Personal front door to:

### Entrance Hall

Door to bathroom, door to studio room.

### Bathroom

White suite comprising panelled bath with mixer tap & hand held shower attachment, low level close coupled push button W.C, pedestal wash hand basin with mixer tap, part tiled walls, tiled flooring.

### Studio Room

Double glazed sash window, door opening onto Balcony, storage heater, built in storage cupboard, door to:

### Kitchen

Range of wall & base units with roll edge work surfaces over, inset stainless steel single drainer sink unit with mixer tap, space for oven with cooker hood over, space for fridge/freezer, space & plumbing for washing machine, part tiled walls, tiled floor, window to side.

### Balcony

Small wrought-iron balcony.

### Total approx floor area

277 sq.ft. (25.8 sq.m.)

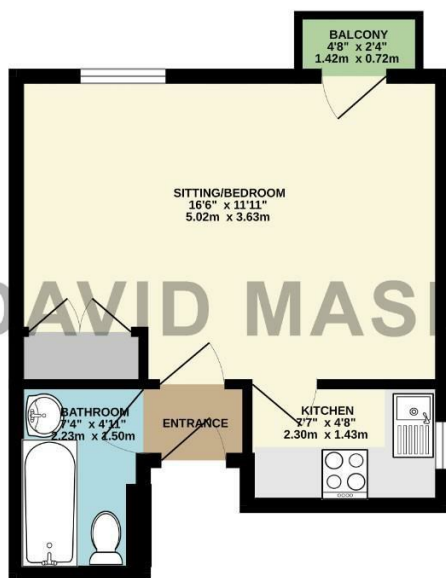
### Parking Zone J

### Council Tax Band A

V4



2 STANFORD AVE  
277 sq.ft. (25.8 sq.m.) approx.



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TOTAL FLOOR AREA: 277 sq.ft. (25.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

### IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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