



87 Stanford Road, Brighton, BN1 5PR

£550,000 Freehold

Charming 2 BEDROOM character HOUSE which is IN NEED OF UPDATING but offers PLENTY OF POTENTIAL. The property is situated close to the city centre and Brighton mainline station; a short distance away is the sought-after Seven Dials area with a range of bars, restaurants, cafes and bakeries. Preston Park is also easily reachable. Highlights include 2 separate reception rooms, some ORIGINAL FEATURES, a BOARDED LOFT and a NEW ROOF. Energy Rating: D66 Exclusive to Maslen Estate Agents

Victorian style front door with attractive glass panels and glass borrowed light panel above, leading to:

Porch

Front door with frosted glass panel to:

Hallway

Radiator, original corbel, cupboard under stairs housing electric meter & fuses, original Victorian staircase & bannister to first floor.

Lounge

Bay window to front with views over Brighton, uPVC double glazed windows, high skirting boards, original cornice & picture rail, radiator, wood fire surround with original Victorian tiled fireplace, sliding louvred doors to:

Dining Room

uPVC double glazed window, radiator, attractive ceiling rose, picture rail, Victorian cast iron style fireplace.

Kitchen

Double drainer sink unit with cupboards below, wall mounted water heater, wall mounted 'Vailant' boiler, space for fridge/freezer, space for cooker, space for washing machine, uPVC double glazed door to courtyard.

First Floor Landing

Built in cupboard.

Separate WC

WC, wash hand basin, window, part tiled walls.

Study

Radiator, uPVC double glazed window, door to:

Bathroom

Bath, pedestal wash hand basin, WC, wall mounted extractor unit, multi-paned glass door to:

Lobby

Leading to rear garden.

Bedroom 1

uPVC double glazed sash bay window to front overlooking Brighton with distant views of The Downs, further uPVC double glazed window to front with same views, Victorian style fireplace with wooden surround & mantle, tiled hearth & inserts, picture rail, attractive cornice, radiator.

Bedroom 2

uPVC double glazed window to rear, built in wardrobe, attractive Victorian style fireplace with inset tiles to the sides, tiled hearth. Picture rail. Open tread wooden stairs leading up to:

Boarded Loft

Dormer window to rear.

Outside

Courtyard area accessed from kitchen, Brick built garden shed with window and wooden door.

Front Garden

A tiered front garden which is laid to pebbles.

Rear Garden

Accessed from the first floor.

Total approx floor area

101 sq.m (1,088 sq.ft)

Parking Zone Q

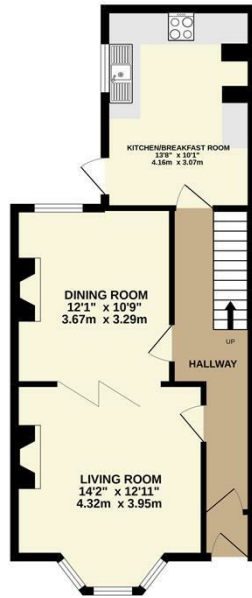
Council Tax Band D

WHAT THE OWNER SAYS:

"This has been a lovely family home and a lovely area to live for us for the last 51 years! It's such a friendly neighbourhood full of a real mix of people, including lots of families and professionals due to Brighton Station being only a 20 minute walk away. There are also frequent buses into the city centre. On this block itself we're lucky to have Exeter Street Community Hall, the Inbodhi Yoga centre, The Chimney House pub and Joe's Cafe. Then just along the road we've got the Seven Dials, which has a great selection of independent shops and outlets, including a Thai restaurant, a Costa coffee, an Italian Delicatessen, a wine & craft beers shop and an Eco-supermarket. Preston Park and Dyke Road Park are only a 5 min walk away. The area also has excellent local schools. And to top it off we've got the amazing view over Brighton from this road too!"



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.

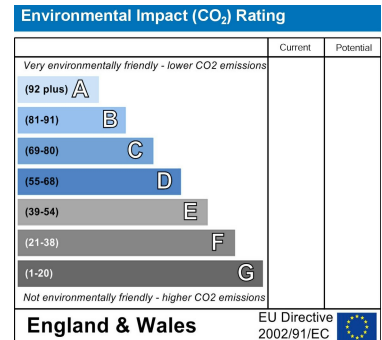
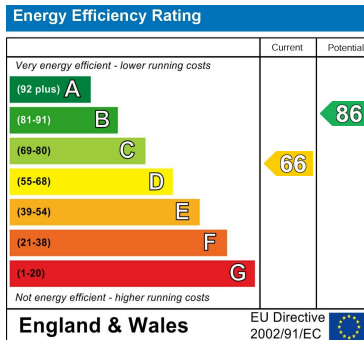


1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, 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.
Made with Metreplan 12/2012.



IMPORTANT

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

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