



## 4 Stanford Road, Brighton, BN1 5DJ

Price guide £425,000 Share of Freehold

PRICE GUIDE: £425,000 - £450,000 \*\* Situated in the SOUGHT AFTER Seven Dials area of Brighton, this SPACIOUS and stylish 2 bedroom lower ground floor garden flat offers MODERN living in a vibrant neighbourhood. Just a short stroll from a variety of independent cafés, shops, eateries, and Brighton mainline station, the location perfectly blends convenience with character. Highlights of this beautifully presented flat include a SLEEK OPEN PLAN kitchen lounge, a smart contemporary bathroom, and a west-facing PRIVATE REAR GARDEN ideal for relaxing or entertaining. Offered CHAIN FREE and exclusively through Maslen Estate Agents, this is a fantastic opportunity for buyers seeking a stylish home in one of Brighton's most popular locations. Energy Rating: C74

Front door to:

**Hallway**

Doors to all rooms, wood effect flooring, upright radiator, door to:

**Utility Cupboard**

Space & plumbing for washing machine, tiled floor, shelving.

**Bedroom**

Sash bay window to front, radiator, recessed spotlights, dado rail, wood effect flooring, built in cupboard housing boiler.

**Bathroom**

WC with push button flush, pedestal wash hand basin with mixer tap, panelled bath with mixer tap & wall mounted shower unit over, glass shower screen, part tiled walls, tiled floor, ladder style heated towel rail, recessed spotlights.

**Open Plan Lounge/Kitchen**

**Lounge Area**

Continuation of wood effect flooring, feature fireplace, radiator, further upright radiator, sash window to rear, door to rear garden.

**Kitchen Area**

Range of wall, base & drawer units with wooden work surfaces over, inset sink drainer unit with mixer tap, inset 4 ring gas hob with extractor over, integrated oven below, space for fridge/freezer, space for dishwasher, part tiled walls, tiled floor, door to:

**Bedroom**

Dado rail, wood effect flooring, window to side, French doors to rear garden, feature fireplace.

**Outside**

**Rear Garden**

Garden laid to decking, outside light, enclosed by brick walling.

**Total approx floor area**

68.5 sq.m. (737 sq.ft.)

**Council tax band A**

**Parking zone Q**

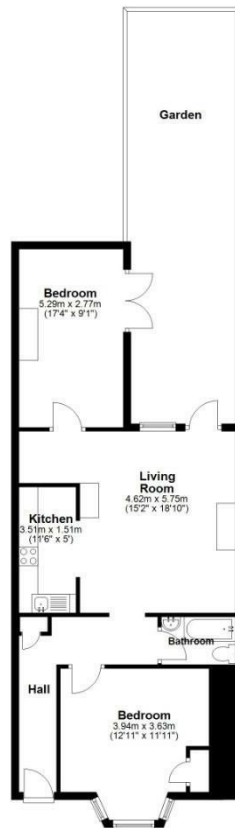
**V1**

*Property Highlights:*

- Lower floor garden apartment in Victorian terrace
- 2 double bedrooms + 1 bathroom
- 1 spacious open plan living room
- Desirable Seven Dials area, 10min walk to station
- Newly-fitted designer kitchen with copper handles
- Designer anthracite radiators in every room
- Top of the line new sash double-glazed windows with accoya frames and seals
- New top patio deck and fence
- Double insulated lounge & bedroom ceilings with new spotlights
- New boiler



#### Lower Ground Floor



Total area: approx. 68.5 sq. metres (737.0 sq. feet)

Please note that the roof terraces have not been included in the square meterage. Whilst every effort has been made to ensure the accuracy of the floor plan contained here, 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.  
Plan produced using PlanUp.

Stanford Road

#### 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

#### IMPORTANT

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

#### IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

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.

## COVERING THE CITY

#### SALES

39 Lewes Road,  
Brighton,  
BN2 3HQ  
t: (01273) 677001  
e: lewesroad@maslen.co.uk

#### LETTINGS

First Floor offices,  
39 Lewes Road,  
Brighton, BN2 3HQ  
t: (01273) 321000  
e: lettings@maslen.co.uk



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.