



Total Area Approx 242.27 sq ft

Flat 3, 40 Stafford Road, Brighton, BN1 5PF

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£160,000
Leasehold - Share of Freehold

Flat 3, 40 Stafford Road Brighton, BN1 5PF

***** CASH BUYERS ONLY *****

First floor studio apartment forming part of this attractive double fronted period villa. The property is located in the popular Prestonville district of Brighton, just a few minutes' walk from the Seven Dials area with its fabulous array of cafes, delis and local amenities, a 17-minute walk from Brighton's mainline station and a 10-minute walk from Preston Park. The property comprises a communal entrance hall with original tiled floor, studio room with bay window, separate kitchen area and bathroom with white suite and double glazed window. The property also offers a long lease and a share of the freehold.

Approach

Three original tiled steps up to covered communal front door, opening into communal entrance hall also with original tiled floor and stairs to first floor.

Entrance Hall

Cupboard housing consumer board with storage over, oak hardwood flooring, entry phone.

Bathroom

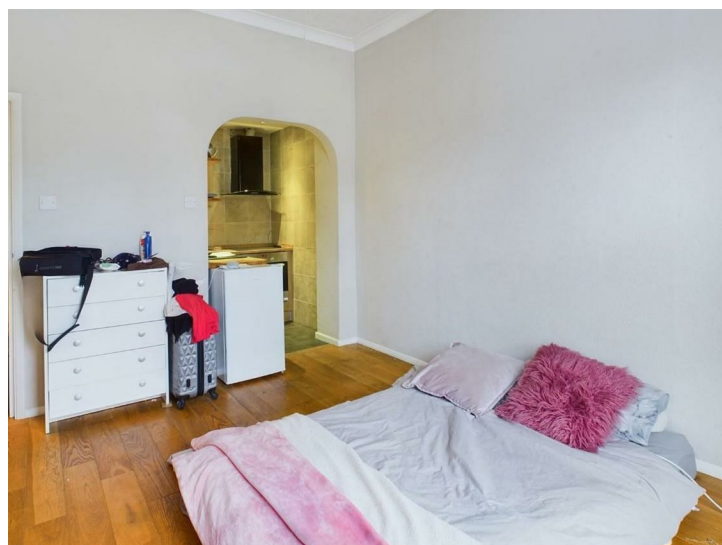
White suite comprising low-level WC, vanity unit with inset sink and mixer tap, panel-enclosed bath with glass shower screen and mixer tap with shower apparatus. Chrome electric towel rail. Fully tiled walls with attractive mosaic feature dado, tiled floor and obscure double glazed window.

Studio Room

3.65m x 3.49m (11'11" x 11'5")
Double glazed bay window with westerly aspect to front, oak flooring, electric heater, coved ceiling. Arched opening into:

Kitchen

1.73m x 1.48m (5'8" x 4'10")
Beech work surfaces with inset single bowl sink with drainer and mixer tap, 'Bosch' ceramic hob with extractor hood over and 'Bosch' oven below. Space and plumbing for washing machine. Wood-effect panelled wall units and pine storage shelving, tiled splashback and walls, tiled floor, LED downlights.



- Cash Buyers Only
- First Floor Studio Apartment
- Studio Room with Bay Window
- Separate Kitchen & Bathroom
- Long Lease
- Share of Freehold
- Attractive Double-Fronted Period Villa
- Located in Popular Prestonville District
- Peaceful Residential Area
- Close Proximity to Seven Dials & Brighton Station

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		
	68	79
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **A**