



Stanford Avenue, BN1

Guide Price £275,000-£285,000

**ASTON
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Sales and Lettings

INTRODUCING

Standford Avenue, BN1

1 Bedroom | 1 Reception | Room 1 Bathroom | 455 sq ft |

A beautifully unique top-floor period apartment set within a handsome Victorian building on Stanford Avenue – a highly sought-after location directly adjacent to the expansive green spaces of Preston Park. The property also benefits from the rare convenience of a dedicated on-site parking bay.

The spacious and light-filled reception room enjoys a south-facing aspect, offering far-reaching views and an abundance of natural light throughout the day. A wide picture window allows sunshine to flood in, creating a warm and inviting atmosphere.

The generously sized double bedroom shares the same sunny aspect and features a large walk-in wardrobe, offering excellent storage. The stylish shower room is finished to a high standard with contrasting tiled walls and includes a large walk-in shower cubicle, modern thermostatic dual shower heads—including a rainfall shower—and a contemporary handbasin.

The well-designed kitchen is ideal for entertaining, with an open layout perfect for socialising. It features sleek white gloss cabinets, striking oversized tiled splashbacks, and generous worktop space. An inner hallway adds further practicality with a built-in storage cupboard.



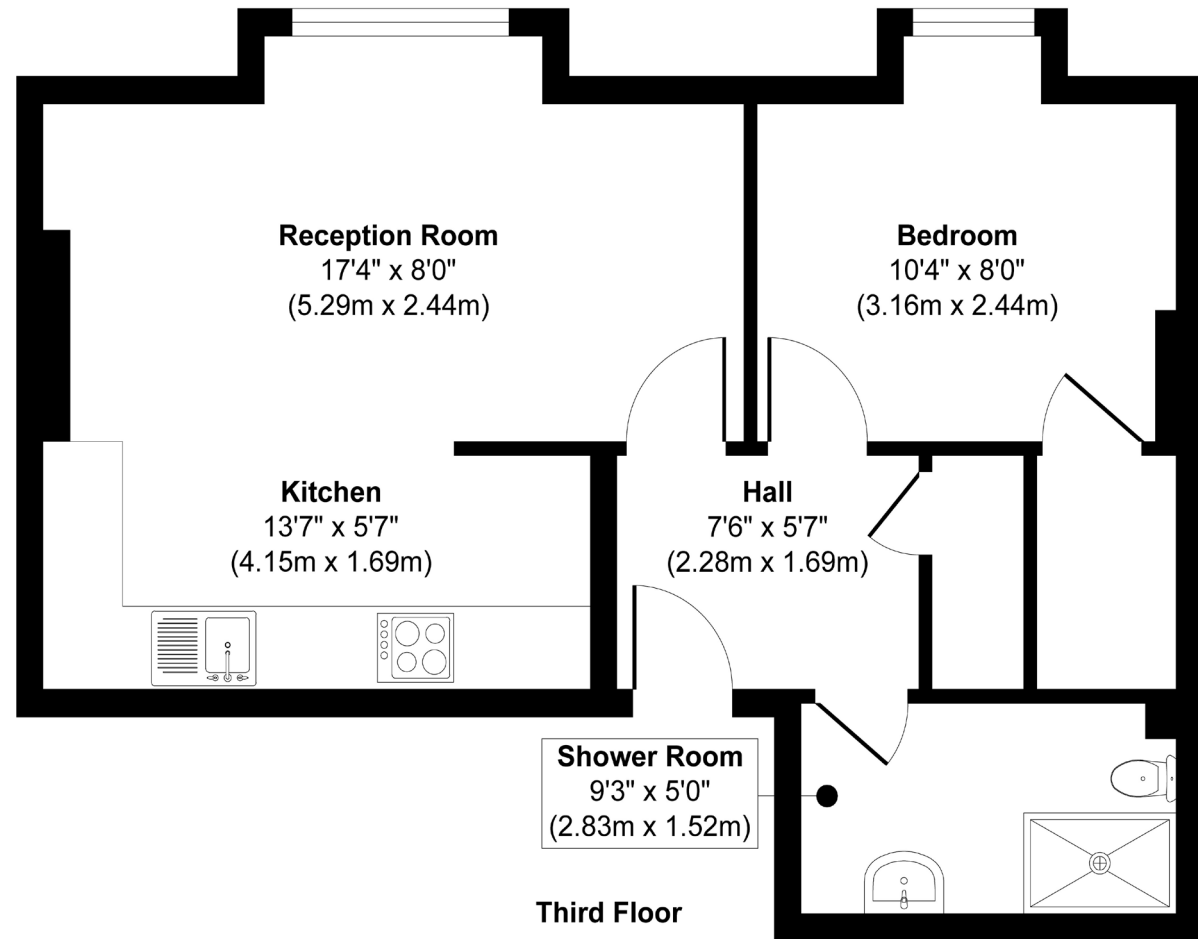


Positioned at the southern edge of Preston Park, the apartment offers both tranquillity and urban convenience. Preston Park itself features wide open spaces, tennis courts, a velodrome, and two popular cafés—The Rotunda and The Chalet.

Just a short walk away, the Duke of York's Picturehouse, Brighton's oldest and most iconic cinema, offers a rich selection of films. St Augustine's Arts & Events Centre, home to a yoga studio and café, is also nearby. A stroll down London Road leads to Brighton's vibrant Open Market, known for its independent shops, artisan studios, and food stalls.

A variety of excellent pubs and restaurants are all within easy reach, including The Open House, The Signalman, Jolly Brewer, Preston Park Tavern, and The Roundhill.

Transport links are outstanding, with Brighton Mainline Station approximately 15 minutes' walk away, offering direct trains to London Victoria and London Bridge. London Road Station is just around the corner, with services to Lewes and beyond. Several bus routes—including the 5, 5A, and 5B—provide quick access to the city centre.



Approx. Gross Internal Floor Area 455 sq. ft / 42.29 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property