



Ground Floor Flat, 36 Stanford Road

Brighton BN1 5DJ

Asking Price Of £280,000

- RETENTION OF PERIOD FEATURES
- DOUBLE BEDROOM
- SHOWER ROOM
- WEST FACING LIVING ROOM
- KITCHEN
- SHARE OF FREEHOLD
- NO ONWARD CHAIN
- DESIRABLE LOCATION

Tucked away in this most sought after residential enclaves, this spacious raised ground floor apartment occupies part of an elegant bay fronted period building and showcases a wealth of original character. The impressive living room and generous double bedroom both boast high ceilings adorned with exquisite original coving and beautifully preserved ceiling roses, creating a sense of grandeur rarely found in similar properties. A well-proportioned separate kitchen provides ample workspace and storage, while the contemporary shower room offers a sleek, modern finish. Offered with a share of the freehold and no onward chain, this charming home presents an outstanding opportunity for those seeking period elegance combined with everyday convenience. Situated moments from the vibrant Seven Dials, within easy reach of Brighton Mainline Station and the city centre, the location perfectly balances peace and privacy with immediate access to local amenities, cafés, boutiques, and excellent transport links.

ENTRANCE HALL

Storage area, radiator.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, four ring gas hob and electric oven, fridge/freezer and washing machine, sash window, tiled splashback, 'Worcester' gas fired boiler, feature fireplace with marble surround, radiator.

LIVING/DINING ROOM A feature room with a high ceiling and original cornice and ceiling rose, fireplace, sash bay window, radiator.

BEDROOM High ceiling with original cornice and ceiling rose, radiator, sash window.

SHOWER ROOM Comprising walk in shower, pedestal wash hand basin, low level w.c, heated ladder style towel rail, tiled floor, part tiled walls.

OUTGOINGS

SHARE OF FREEHOLD

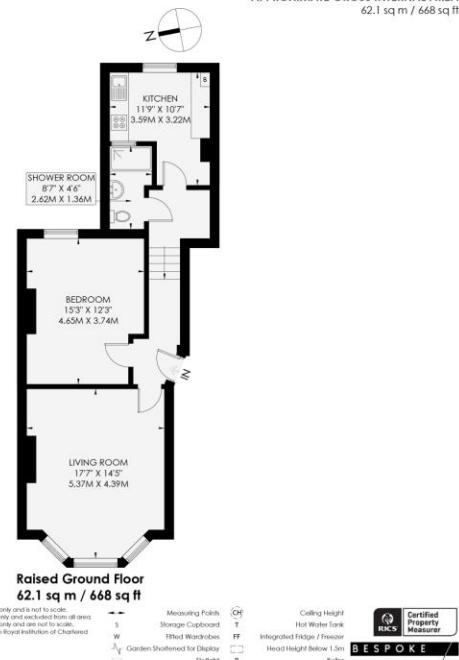
MAINTENANCE - Adhoc basis, the building is self-managed.

Council Tax Band A as sourced from the Brighton and Hove council website. Please note we cannot be held responsible for this information and would recommend you complete your own checks.

STANFORD ROAD

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA
62.1 sq m / 668 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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