



## Stanford Avenue, Brighton

Price  
**£250,000**  
Share of Freehold

- ONE BEDROOM APARTMENT
- IDEAL PRESTON PARK LOCATION
- SHARE OF FREEHOLD
- ALLOCATED PARKING
- GOOD DECORATIVE ORDER THROUGHOUT

\*\*\* ALLOCATED PARKING \*\*\* Robert Luff & Co are delighted to bring to market this spacious one bedroom apartment situated in the highly sought after Preston Park area of Brighton. Stanford Avenue is within walking distance to Preston Park and Preston Circus with its array of bars, cafes and local independent shops. The property is also ideally located for commuters, as Brighton Mainline station is a short walk away with direct services to London Bridge and Victoria. Even closer is London Road station with services to Lewes and beyond.

Accommodation offers; Fitted kitchen with opening to living/dining area, double bedroom and fitted bathroom suite. Other benefits include; Share of freehold and allocated parking.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
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## Accommodation

Kitchen 12'6 x 5'11 (3.81m x 1.80m)

Living Area 17'7 x 10'2 (5.36m x 3.10m)

Bedroom 13'2 x 9'5 (4.01m x 2.87m)

Bathroom 6'7 x 6 (2.01m x 1.83m)

Allocated Parking

### Agents Notes

Share of Freehold

Service Charge: £1 260 PA

EPC: D

Council Tax: B



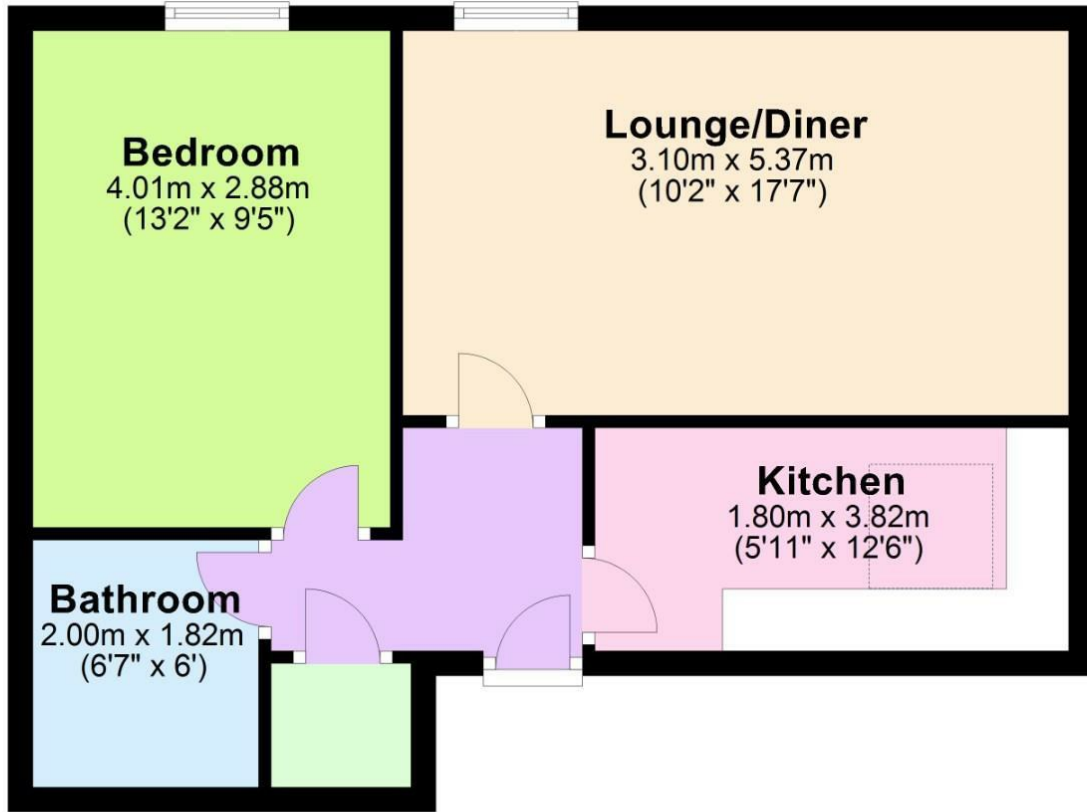
28 Blatchington Road, Hove, East Sussex, BN3 3YU

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## Floor Plan

Approx. 45.1 sq. metres (485.6 sq. feet)



Total area: approx. 45.1 sq. metres (485.6 sq. feet)

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.