



## Stanmer Park Road, Brighton

Asking Price  
**£225,000**  
Leasehold

- TWO BEDROOM TOP FLOOR APARTMENT
- PRIVATE ROOF TERRACE
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE PROXIMITY TO FIVE WAYS

Robert Luff & Co are delighted to bring to market this spacious two bedroom apartment located in Hollingdean. Stanmer Park Road is situated close to local shops in the Dip and also Fiveways which offers a wide variety of local businesses. Local schools including Downs infants/Juniors and Hertford are within easy access and frequent bus services to Central Brighton are close by. Also in close proximity to London Road & Preston Park train station.

Accommodation offers; living / dining room, kitchen, two bedrooms and bathroom. Other benefits include; private roof terrace, no onward chain and long lease.

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

**Robert  
Luff & Co**  
Sales | Lettings | Commercial



## Accommodation

Entrance Hall

Kitchen 8'4 x 7'11 (2.54m x 2.41m)

Lounge/Diner 13 x 11'7 (3.96m x 3.53m)

Bedroom One 12'6 x 11'4 (3.81m x 3.45m)

Bedroom Two 11'10 x 7'7 (3.61m x 2.31m)

Bathroom

Roof Terrace

### AGENTS NOTES

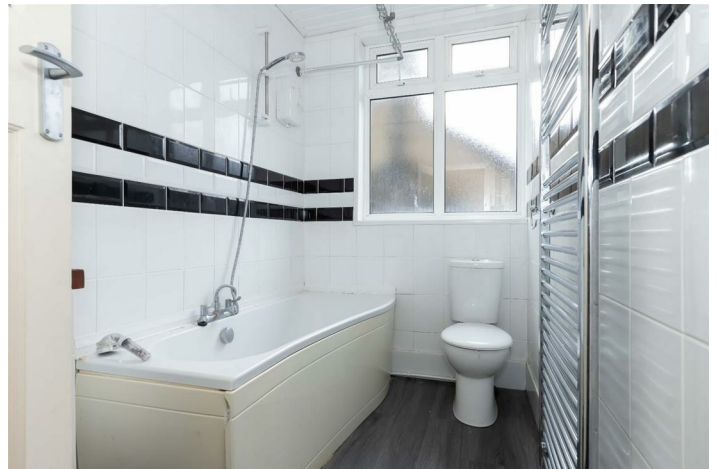
LEASEHOLD - 110 YEARS REMAINING

SC: AS AND WHEN

GROUND RENT: £0

EPC: D

COUNCIL TAX: B



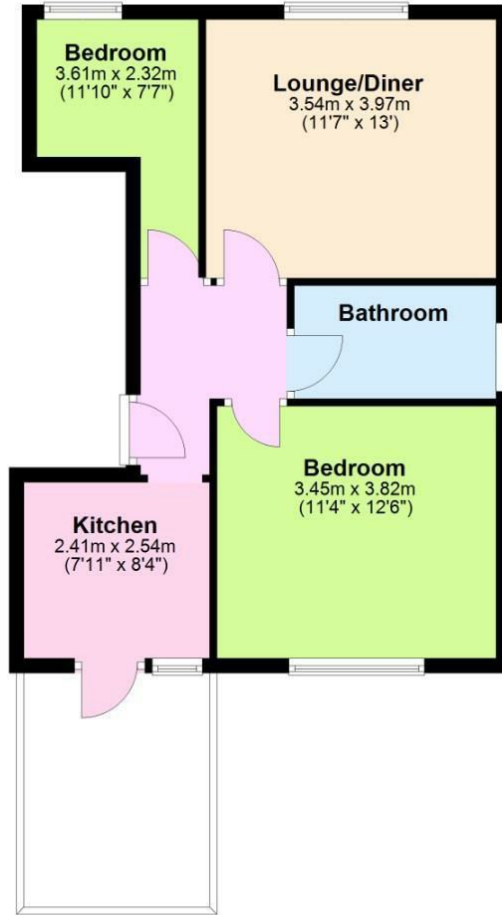
28 Blatchington Road, Hove, East Sussex, BN3 3YU

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**Floor Plan**

Approx. 49.0 sq. metres (527.5 sq. feet)



Total area: approx. 49.0 sq. metres (527.5 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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.