



Stanford Road, Brighton, BN1 5DJ

£375,000 Leasehold

Pearson
Keehan

Guide Price- £350,000-£375,000

A stylish two bedroom raised ground floor garden apartment situated in a vibrant part of Brighton close to Brighton Station and many other trendy amenities.

Set within a Victorian period building, the property boasts lovely high ceilings whilst being contemporary in design. The spacious open plan, bay-fronted kitchen/living room is set at the front of apartment and offers a fantastic space to dine, relax and socialise.

Set behind, a generously sized double bedroom can be found, which allows for an abundance of natural light pouring in via its large window. Completing the accommodation to the rear is a modern shower room, separate WC and bedroom two, which provides access out to the garden.

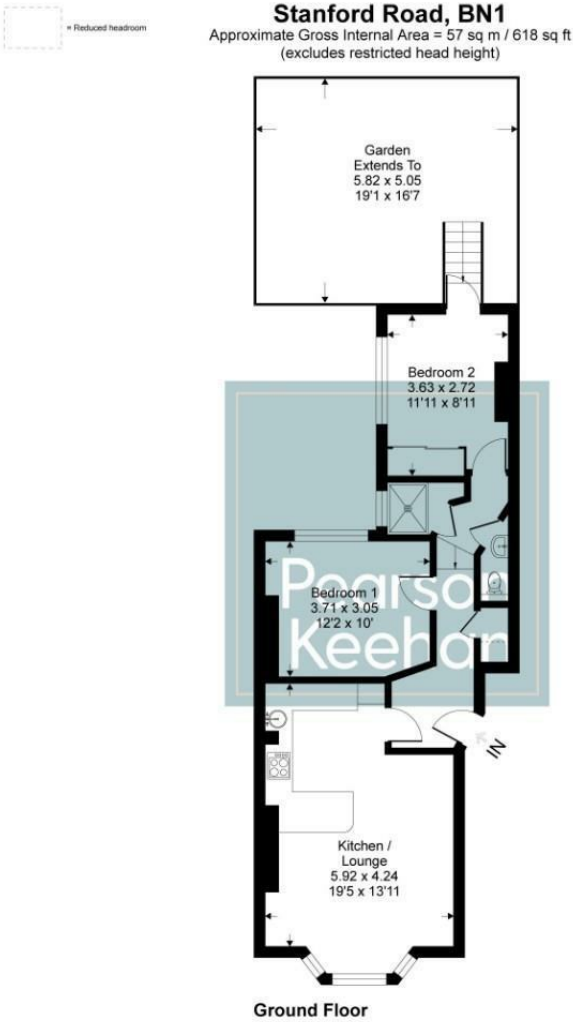
The private walled garden is a particular feature of the property, where you can enjoy a tranquil space to chill out in the sunshine and enjoy some al fresco dining.

Stanford Road lies in a popular residential area of Brighton close to the fashionable Seven Dials district, as well as being within easy reach of Brighton's famous North Laine and the city centre. Brighton Station is approximately 0.5 miles away and a host of coffee shops, pubs, restaurants and other conveniences can also be found in similar proximity.

The property is being sold with approximately 120 years remaining on the lease and no onward chain.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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Pearson Keehan

95 Portland Road, Hove, East Sussex, BN3 5DP
Tel: 01273 206999 Email: info@pearsonkeehan.com
pearsonkeehan.com

Pearson
Keehan