



2b Stafford Road  
Brighton, BN1 5PF

Offers in excess of £450,000

Charming 1-2 Bedroom Home in Brighton’s Desirable Seven Dials.

Foster & Co are thrilled to present this distinctive newly built home, perfectly positioned in Brighton’s sought-after Seven Dials area. Whether you’re a first-time buyer, savvy investor, or looking for a weekend escape, this unique property offers something special.

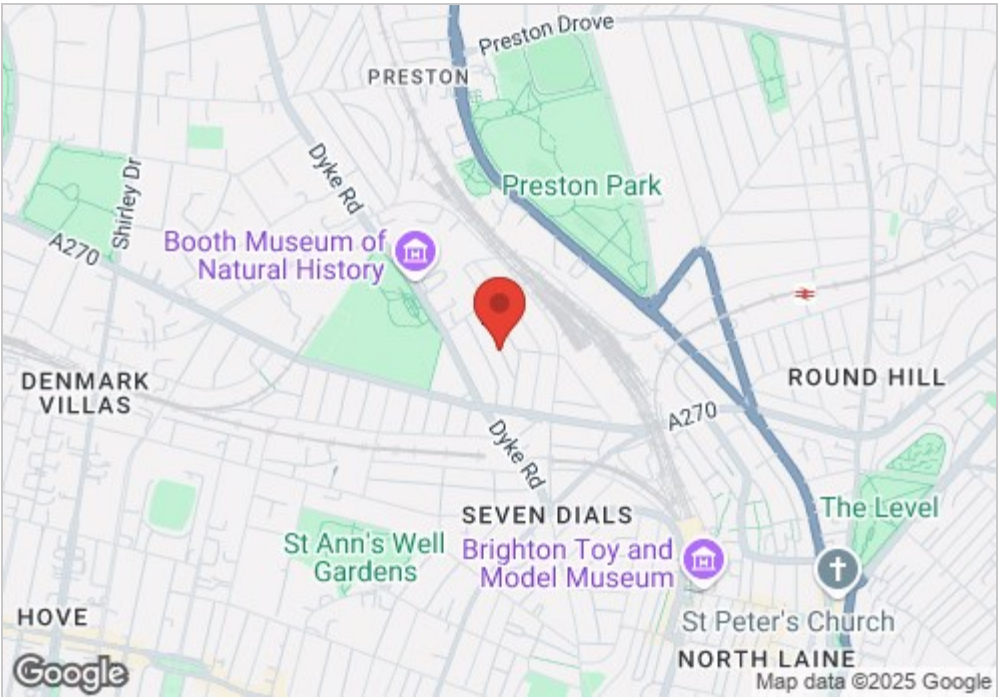
Nestled on a rare corner plot, this 1-bedroom house stands out with its characterful design, featuring elegant, curved walls throughout, creating a smooth, flowing layout that feels both stylish and functional. The home is bathed in natural light, thanks to large, well-placed windows that brighten every room, offering an inviting atmosphere for both relaxation and entertaining.

On the ground floor you’ll find a modern open-plan kitchen and living area, seamlessly leading out to a charming patio garden—perfect for al fresco dining. The ground floor also includes a convenient downstairs W/C and a practical boiler/storage room. Moving to the first floor, a spacious living room or optional bedroom offers lovely views of the vibrant neighbourhood. The second floor houses the principal bedroom, complete with a stunning curved bay window that fills the room with sunlight, along with a generously sized family bathroom.

Located within easy walking distance of Brighton’s mainline train stations, local shops and charming cafés, this home combines both convenience and character in one of the city’s most popular areas. Don’t miss out on this rare opportunity to own a truly unique property in Seven Dials!

- Popular 7 Dials Area
  - Open Plan Living
  - Modern Design Throughout
  - Separate Bolier/ Store Room
  - City Views
- Freehold House
  - Outside Space
  - Flexible Bedroom Arrangement
  - Arranged Over Three Floors
  - Modern Bathroom & Kitchen

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	86	87
EU Directive 2002/91/EC		



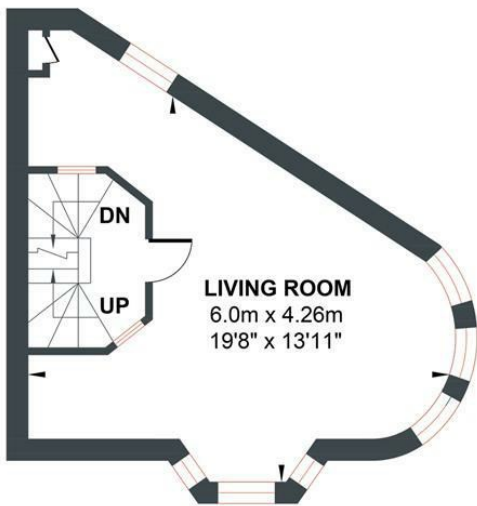
## STAFFORD ROAD

Approximate Gross Internal Area = 72.10 sq m / 776.07 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.



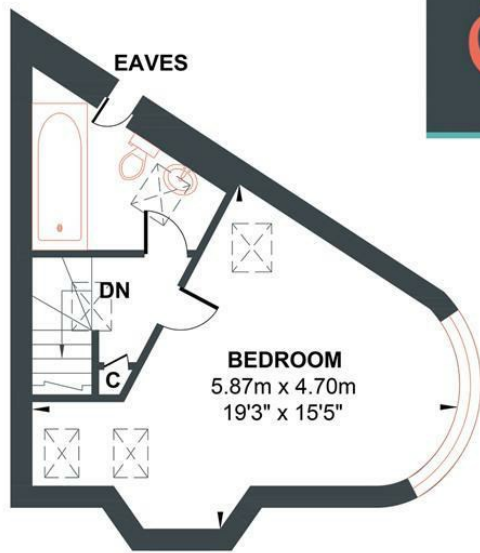
GROUND FLOOR

Approximate Floor Area  
241.54 sq ft  
(22.44 sq m)



FIRST FLOOR

Approximate Floor Area  
270.38 sq ft  
(25.12 sq m)



SECOND FLOOR

Approximate Floor Area  
264.14 sq ft  
(24.54 sq m)

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