



**Stamford Lodge, Cumberland Road, Brighton, BN1 6ZE**

**welcome to**

**Stamford Lodge, Cumberland Road, Brighton**

A well-presented penthouse apartment in a low rise purpose built block, situated in Preston Village. The penthouse comprises of two double bedrooms, living room, fitted kitchen, bathroom, private South facing roof terrace, garage in the compound & residential parking is also available.



Upon entering this fabulous apartment via its own secluded entrance you will be firstly impressed by how spacious the property is, and also the amount of natural sunlight that floods throughout the flat. You will find both double bedrooms towards the front of the property with the master having built in wardrobes. Moving down the hallway towards the rear of the apartment you will find the family bathroom on the left and the dual aspect lounge dining room to your right with access to the fitted kitchen and also access out to the private South facing roof terrace which overlooks the grounds of Stamford Lodge. This space is ideal for entertaining or chilling on those late summer evenings. The property also benefits from a single garage in the compound.



Total floor area 73.0 sq.m. (786 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Location

Set within the heart of the 'Preston Village' conservation area, Stamford Lodge forms part of a small purpose built block, situated on Cumberland Road and set back from the road and screened by the mature trees and greenery which surround it. Preston Park station (with its links to Gatwick and London Victoria) is located 0.2 miles away in Clermont Road, and local bus services providing access to Brighton city centre and the famous seafront and promenade are close by on Preston Road.

This apartment is also just across the road from Preston Manor, The Rockery and Preston Park itself, which offers an array of recreational facilities within its 60+ acres including eight tennis courts, three bowling greens, a cycle velodrome, four football pitches, two basketball courts and plenty of pathways for running and jogging.

## Key Information

### Schools

**Primary:** St Bernadette's Catholic Primary School - 0.3 miles, Balfour Primary School - 0.8 miles, Stanford Infant School - 0.9 miles, Stanford Junior School - 1.0 miles, Hertford Infant School - 1.1 miles, Downs Junior School - 1.2 miles, Hertford Junior School - 1.6 miles, Patcham Infants School - 1.6 miles, Patcham Junior School - 1.7 miles.

**Secondary:** Cardinal Newman Catholic School - 0.9 miles, Varndean College - 0.9 miles, Varndean School - 1.0, Dorothy Stringer School - 1.0 miles, Downs View Link College - 1.0 miles, BHASVIC College - 1.4 miles, Patcham High School - 1.8 miles.

### Train Stations

Preston Park Station - 0.2 miles  
London Road Station - 1.3 miles  
Brighton Mainline Station - 1.6 miles

### Amenities

Sainsbury's Local (Preston Road) - 0.3 miles  
Preston Drove Shopping Parade - 0.5 miles  
Matlock Convenience Store - 0.6 miles  
Fiveways Shopping Parade - 1.0 miles  
Patcham Village - 1.3 miles  
Tesco Express (The Droveaway) - 1.1 miles  
Preston Circus/London Road Shopping - 1.2 miles  
Seven Dials Shopping Parade - 1.3 miles  
Sainsbury's (New England Street) - 1.7 miles  
Pavilion Retail Park (Lewes Road) - 1.9 miles  
Sainsbury's Superstore (Lewes Road) - 1.9 miles  
Brighton City Centre - 3.0 miles

### Main Roads

A23/A27 Road Network - Less than a 10 minutes' drive away.

welcome to

## Stamford Lodge, Cumberland Road, Brighton

- TWO DOUBLE BEDROOM PENTHOUSE APARTMENT
- SHARE OF FREEHOLD (982 YEARS REMAINING ON LEASE)
- SOUTH FACING PRIVATE BALCONY/ROOF TERRACE
- DUAL ASPECT LOUNG/DINING ROOM
- FITTED KITCHEN WITH BREAKFAST BAR AREA
- 0.2 MILES TO PRESTON PARK STATION
- COMMUNAL GARDEN TO THE REAR OF THE BLOCK
- GARAGE, BIKE STORE & PARKING ON A FIRST COME FIRST SERVE BASIS

Tenure: Leasehold EPC Rating: D

offers in excess of

**£400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PRP105433](https://fox-and-sons.co.uk/Property/PRP105433)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
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