



**Stanford Court, Stanford Avenue, Brighton, BN1 6AQ**

**welcome to**

**Stanford Court, Stanford Avenue, Brighton**

CHAIN FREE. This spacious one bedroom purpose built apartment is ideally positioned on Stanford Avenue, opposite Preston Park. The property benefits from a dual aspect lounge & bedroom, separate kitchen, bathroom & separate WC, spacious entrance hall, communal gardens & a SHARE OF FREEHOLD.



Location, location, location! Situated directly opposite Preston Park, you'll find yourself immersed in the very heart of the community. Take advantage of the park's stunning scenery, recreational facilities, and a vibrant calendar of events right on your doorstep. Enjoy leisurely strolls, picnics, or even a game of tennis - the possibilities are endless.

With excellent transport links, convenience is at your fingertips. Whether you need to commute to work or explore the vibrant city of Brighton, you'll be spoiled for choice with nearby bus routes and London Road train station just a stone's throw away.

Don't miss out on this rare opportunity to secure your slice of paradise opposite Preston Park. This chain-free, share of freehold flat is a true gem that won't stay on the market for long. Contact us now to arrange a viewing and start envisioning your future in this captivating home!



Total floor area 54.7 m<sup>2</sup> (589 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)

## Location

This purpose built apartment block is situated in a prominent position on Stanford Avenue and is directly adjacent to Preston Park, which is a much sought after location for families and commuters alike.

The apartment is perfectly placed with excellent transport links being only 0.5 miles from London Road station and also within easy walking distance of Brighton mainline station (0.8 miles). Frequent bus services to Brighton's famous seafront and promenade and Brighton city centre can be found just outside as well as regional bus routes from nearby London Road.

Shops, cafes, restaurants and bars are close by on London Road and the famous Duke of York cinema is within easy walking distance. Preston Park itself has 63 acres of parkland and its two cafes, tennis courts, bowling greens, cycle velodrome offer space and leisure enjoyed by Brighton residents. Preston Park also offers facilities for sport and jogging as well as hosting many local and international events.

## Key Information

### Train Stations

London Road Station - 0.5 miles

Brighton Mainline Station - 0.8 miles

Preston Park Station - 1.0 miles

### Amenities

Preston Circus/London Road Shopping - 0.4 miles

Sainsbury's (New England Street) - 0.5 miles

Preston Drove Shopping Parade - 0.6 miles

Fiveways Shopping Parade - 0.6 miles

Seven Dials Shopping Parade - 0.6 miles

Sainsbury's (Preston Road) - 0.7 miles

Brighton City Centre - 1.2 miles

Sainsbury's (Lewes Road) - 1.2 miles

Pavilion Retail Park (Lewes Road) - 1.4 miles

Tesco Express (The Droveaway) - 1.5 miles

Patcham Village - 2.0 miles

M&S Simply Food Hall (Carden Avenue) - 2.5 miles

Waitrose (Nevill Road) - 2.6 miles

Asda Superstore (Hollingbury) - 2.8 miles

### Main Roads

A23/A27 Road Network - Within a 15 minutes' drive away.

welcome to

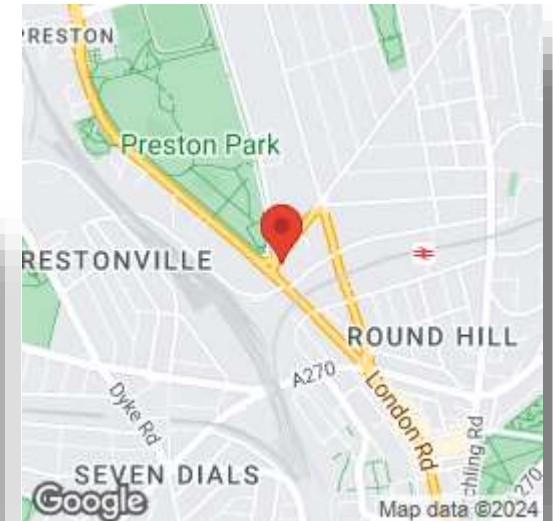
## Stanford Court, Stanford Avenue, Brighton

- SHARE OF FREEHOLD (960 years remaining on lease)
- DUAL ASPECT LOUNGE
- SEPARATE KITCHEN
- DUAL ASPECT DOUBLE BEDROOM
- BATHROOM & SEPARATE WC
- SPACIOUS ENTRANCE HALL WITH BUILT IN STORAGE
- COMMUNAL GARDEN
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PRP106262 - 0003

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