



**Stanmer Park Road, Brighton, BN1 7JJ**



**welcome to**

**Stanmer Park Road, Brighton**

A stunning 4-bedroom end of terrace house situated within a sought-after central location in the popular Hollingdean area, This property has been recently modernised by the current vendors and offers all the facilities required to make it the perfect family home.



This 4-bedroom end of terrace house is in a highly desirable location within walking distance to all the wonderful independent cafes, restaurants and shops that the Fiveways village has to offer.

The property has a bright and airy lounge which benefits from a feature fireplace. The open plan kitchen diner is spacious and great for culinary delights and entertaining making it a great social area. The sunny aspect rear garden has a raised decking area and a lawned area to the rear. The rear of the property is elevated allowing the extra benefit of views across the area.

There are 3 bedrooms on the first floor and the main bedroom on the top floor further benefits from an en-suite and fitted wardrobes.

This property is perfect as a family home and would appeal to investment buyers due to the location. Viewings highly advised!

## Location

Stanmer Park Road is situated in a popular position within the Hollingdean area of Brighton. Local shops can be found in the 'Dip' and within a short stroll to the ever so popular Fiveways with its range of bars, restaurants, delis, Co-op, bank and coffee shops.

Hollingbury Park and golf course are both within easy walking distance and local bus services can be found close by giving access to Brighton city centre, Brighton famous seafront and promenade and surrounding areas. There is unrestricted on street parking and access to the A23 / A27 network is easily accessible. The property is also positioned close to Burstead Woods which leads up to the beautiful South Downs.

## Key Information

### Schools

**Primary:** Hertford Infant School - 0.2 miles, St Joseph's Catholic Primary School - 0.3 miles, Downs Junior School - 0.4 miles, Balfour Primary School - 0.4 miles, Hertford Junior School - 0.4 miles, Downs Infant School - 0.4 miles, St Martin's CofE Primary School - 0.7 miles, Fairlight Primary School - 0.7 miles, Coombe Road Primary School - 0.8 miles, St Bernadette's Catholic Primary School - 0.8 miles, Stanford Junior School - 0.9 miles, Stanford Infant School 0 0.9 miles, St Bartholomew's CofE Primary School - 1.0 miles.

**Secondary:** Varndean School - 0.6 miles, Dorothy Stringer School - 1.0 miles, Varndean College - 1.4 miles, Downs View Link College - 1.4 miles, BHASVIC College - 1.6 miles, Cardinal Newman Catholic School - 1.7 miles, Patcham High School - 2.1 miles.

### Train Stations

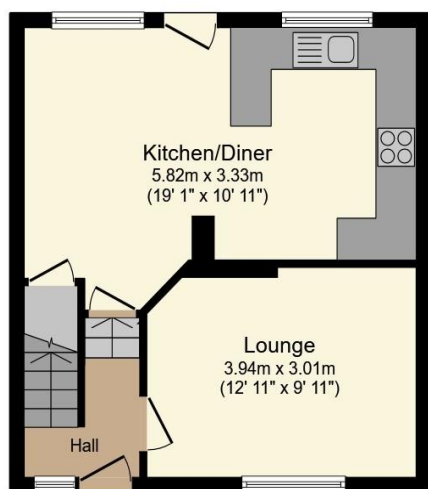
London Road Station - 0.6 miles  
Preston Park Station - 1.0 miles  
Brighton Mainline Station - 1.6 miles

### Amenities

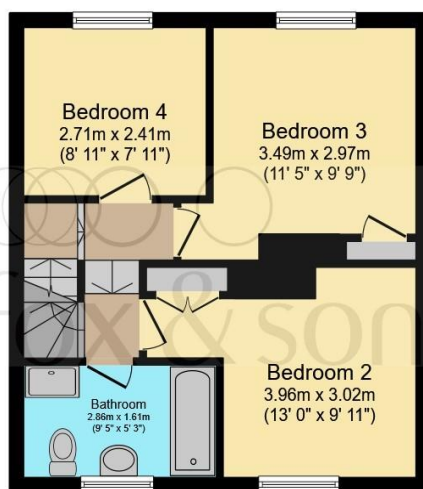
'The Dip' Shopping Parade - 0.2 miles  
Fiveways Shopping Parade - 0.3 miles  
Sainsbury's (Lewes Road) - 0.8 miles  
Sainsbury's Local (Preston Road) - 1.0 miles  
Pavilion Retail Park (Lewes Road) - 1.1 miles

### Main Roads

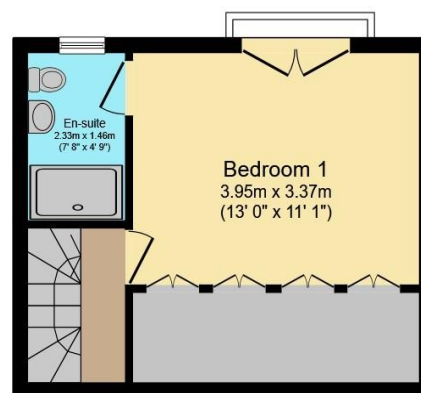
A23/A27 Road Network - Within a 20 minutes' drive away.



Ground Floor



First Floor



Second Floor

Total floor area 102.5 sq.m. (1,103 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.focalagent.com](http://www.focalagent.com)

welcome to

## Stanmer Park Road, Brighton

- END OF TERRACE FAMILY HOUSE
- FOUR BEDROOMS
- LOUNGE & SEPARATE KITCHEN/DINER
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM TO MASTER BEDROOM
- ACCOMMODATION OVER THREE FLOORS
- GOOD SIZE REAR GARDEN
- CLOSE TO FIVEWAYS
- UNRESTRICTED ON STREET PARKING

Tenure: Freehold EPC Rating: C

offers in excess of

**£580,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PRP106442](https://fox-and-sons.co.uk/Property/PRP106442)



Property Ref:  
PRP106442 - 0004

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.

  
fox & sons



**01273 508761**



[PrestonPark@fox-and-sons.co.uk](mailto:PrestonPark@fox-and-sons.co.uk)



205 Preston Road, BRIGHTON, East Sussex,  
BN1 6SA



**fox-and-sons.co.uk**