



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.

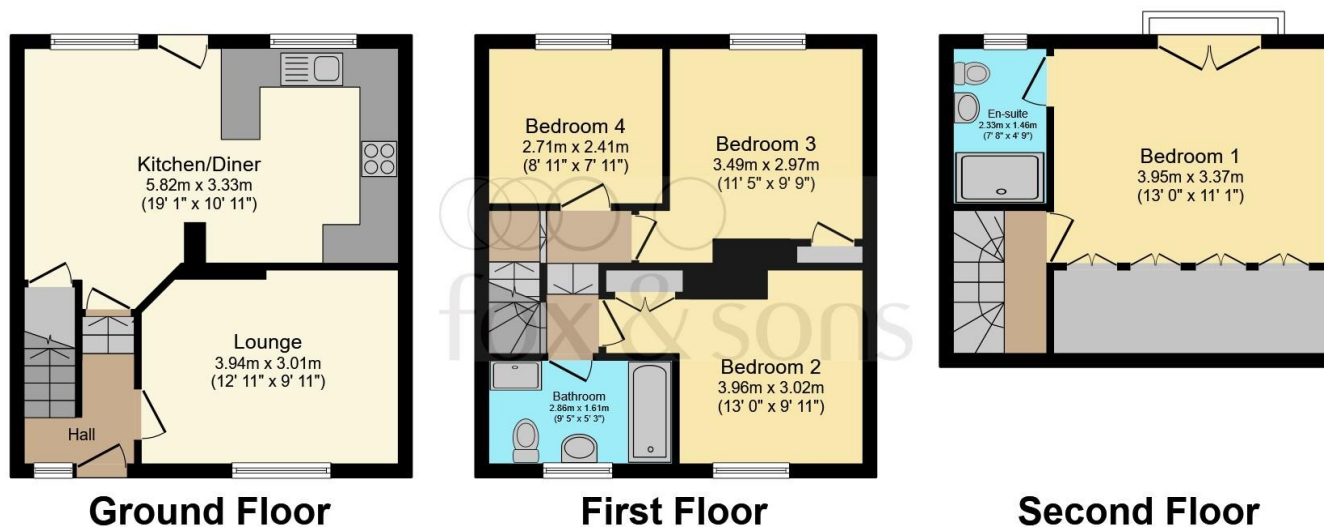


This 4-bedroom end of terrace house is in a highly desirable location within walking distance to all the wonderful independent cafes, restaurants and shops that the Fiveways village has to offer.

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!



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

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 - 0.9 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.

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

£560,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106442



Property Ref:
PRP106442 - 0005

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