



Stanmer Park Road, Brighton, BN1 7JJ

welcome to

Stanmer Park Road, Brighton

A recently refurbished contemporary style link-detached house in this sought after Fiveways location. The house offers excellent accommodation comprising: 3 bedrooms with an ensuite shower room to the master bedroom, a family bathroom, kitchen/living room & utility room. Potential to extend STPC



Welcome to your dream home! This recently refurbished contemporary-style link-detached house is perfectly situated in the highly desirable Fiveways area, where modern living meets convenience. Step inside and be captivated by the seamless blend of style and functionality that this exceptional property offers.

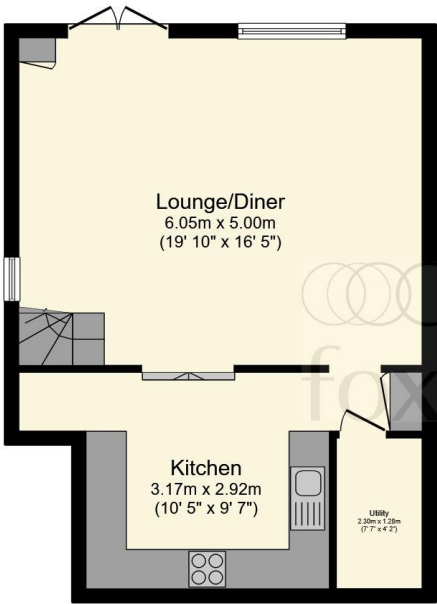
As you enter, you are greeted by a spacious and inviting kitchen/living room that serves as the heart of the home. Bathed in natural light, this open-plan space is perfect for entertaining friends or enjoying cozy family evenings. The sleek, modern kitchen boasts high-end appliances, ample storage, and a chic design that will inspire your culinary adventures.

The accommodation comprises three well-proportioned bedrooms, including a luxurious master suite complete with an ensuite shower room for added privacy and comfort. The additional two bedrooms are perfect for family members or guests and are serviced by a stylish family bathroom featuring contemporary fixtures.

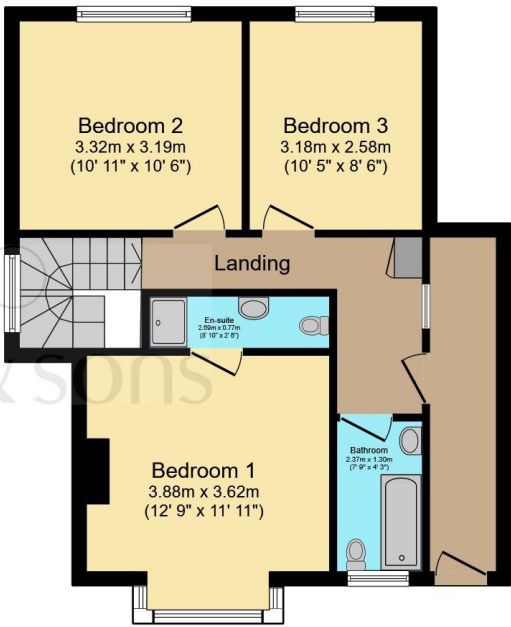
One of the standout features of this property is its generous rear garden—a serene outdoor oasis ideal for summer barbecues, gardening enthusiasts, or simply unwinding after a long day. Whether you're looking to create a vibrant play area for children or cultivate your own green sanctuary, this garden offers endless possibilities.

Additional highlights include a convenient utility room that enhances practicality and keeps your living space organized. With every detail thoughtfully considered during the refurbishment process, this home combines modern aesthetics with everyday functionality.

Don't miss out on this rare opportunity to secure a contemporary haven in one of Brighton's most sought-after neighbourhoods! Schedule your viewing today and experience firsthand what makes this property so special.



Lower Ground Floor



Ground Floor

Total floor area 101.6 m² (1,093 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.

Agent Note

The house did have planning permission for a side extension, but this has now lapsed.

welcome to

Stanmer Park Road, Brighton

- THREE BEDROOMS
- SPACIOUS LOUNGE DINER
- MODERN KITCHEN & UTILITY ROOM
- POTENTIAL TO EXTEND - STPC
- GOOD SIZE REAR GARDEN
- UNIQUE LINK-DETACHED HOUSE
- STYLISH BATHROOM & EN-SUITE TO MASTER BEDROOM
- UNRESTRICTED ON STREET PARKING

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£545,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106360



Property Ref:
PRP106360 - 0005

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