





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

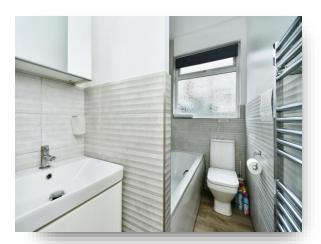












Auctioneer's Comments

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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.focalaeent.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 Junior 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 previously had planning permission for a side extension but this has now lapsed.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOMS
- SPACIOUS LOUNGE DINER
- MODERN KITCHEN & UTILITY ROOM
- POTENTIAL TO EXTEND STPC
- GOOD SIZE REAR GARDEN
- STYLISH BATHROOM & EN-SUITE TO MASTER BEDROOM
- UNRESTRICTED ON STREET PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: C

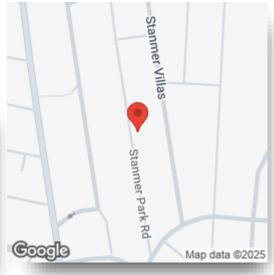
guide price

£360,000









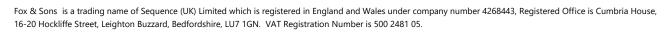
Please note the marker reflects the postcode not the actual property

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



Property Ref: PRP106360 - 0011

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.







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