

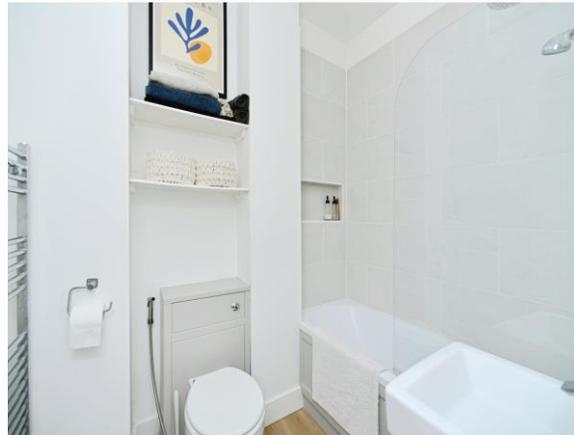


Park Mansions, Stanford Avenue, Brighton, BN1 6AA

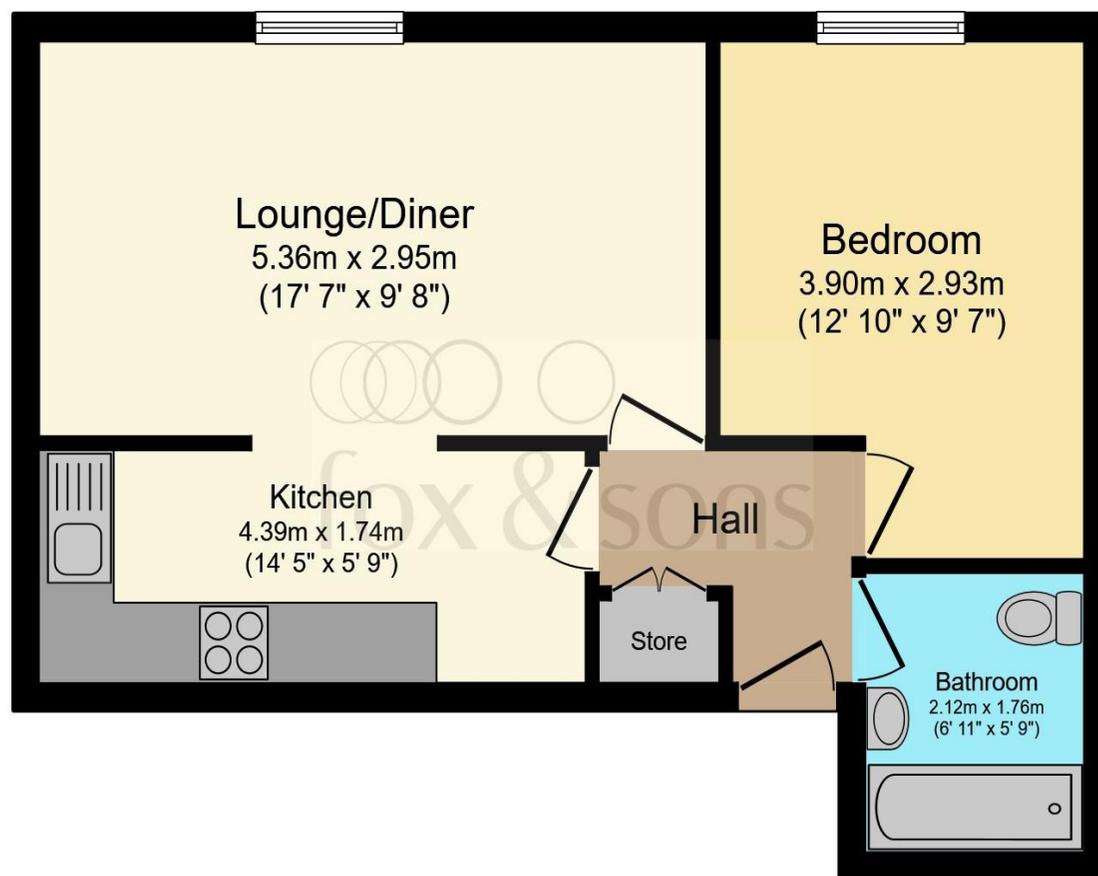
welcome to

Park Mansions Stanford Avenue, Brighton

Located ideally between three popular train stations, Brighton, Preston Park, and London Road this flat is ideal for commuters and is also perfect for easy access to picturesque Preston Park. Benefitting from allocated parking & a Share of Freehold.



A superb opportunity to acquire this beautifully presented, first-floor apartment featuring a comfortable double bedroom. The property benefits from a modern kitchen, a stylish bathroom, and the added convenience of allocated parking. With a share of the freehold, you'll have a vested interest in this well-maintained building. The location is second to none, offering close proximity to Preston Park, London Road, and Brighton Mainline stations, making commuting a breeze. And for leisure, the wonderful Preston Park recreational grounds are just a stone's throw away!



Total floor area 42.4 m² (457 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

The apartment is perfectly placed with excellent transport links being only 0.2 miles from London Road station and also within easy walking distance of Brighton mainline station (0.6 miles). Frequent bus services to Brighton seafront 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 which is enjoyed by many 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 - 0.2 miles
Brighton Mainline Station - 0.6 miles
Preston Park Station - 0.8 miles

Amenities

Preston Circus/London Road Shopping - 0.4 miles
Preston Drove Shopping Parade - 0.5 miles
Fiveways Shopping Parade - 0.6 miles
Sainsbury's (New England Street) - 0.7 miles
Seven Dials Shopping Parade - 0.8 miles
'The Dip' Shopping Parade - 0.8 miles
Sainsbury's (Preston Road) - 0.9 miles
Pavilion Retail Park (Lewes Road) - 1.3 miles
Sainsbury's (Lewes Road) - 1.3 miles
Tesco Express (The Droveaway) - 1.4 miles
Brighton City Centre - 1.6 miles
Patcham Village - 1.8 miles
Waitrose (Nevill Road) - 2.4 miles
M&S Simply Food Hall (Carden Avenue) - 2.5 miles
Asda Superstore (Hollingbury) - 2.8 miles

Main Roads

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

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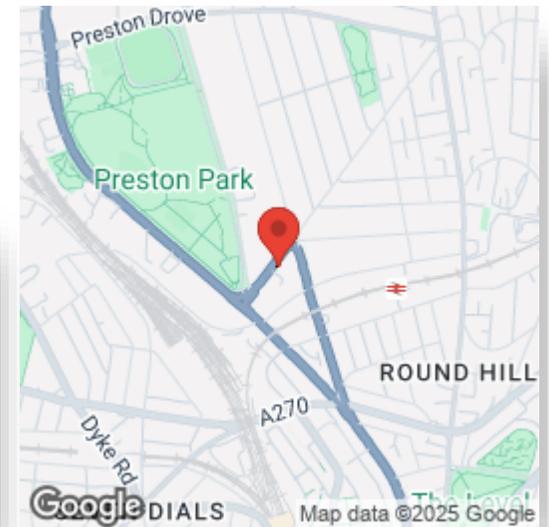
- SHARE OF FREEHOLD
- ALLOCATED PARKING
- STUNNING APARTMENT
- DOUBLE BEDROOM
- LOUNGE DINER
- MODERN KITCHEN
- DOUBLE GLAZING THROUGHOUT
- WITHIN WALKING DISTANCE TO 3 STATIONS & PRESTON PARK

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£250,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106632



Property Ref:
PRP106632 - 0003

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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