



## Stanford Road, Brighton BN1 5DJ

*A completely refurbished two bedroom two bathroom apartment with a large garden in a popular residential road near the popular seven dials.*



**welcome to**

## **Stanford Road, Brighton**

A completely refurbished garden apartment in a prime residential location, close to the popular seven dials area of Brighton. The well planned accommodation comprises of its own street entrance leading to a large entrance hallway, living room, kitchen, two double bedrooms, two bathrooms and useful separate study area. There is a large private rear garden and useful workshop/outbuildings. A separate outdoor kitchen that is fully plumbed in with hot and cold running water.





**Floor Plan**

**Outbuilding**

Total floor area 76.2 m<sup>2</sup> (820 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)

Stanford Road is an attractive Victorian Road of large houses and converted apartments, walking distance to Brighton station and very near to seven dials shopping area, with its wide range of independent shops, bars, cafes and restaurants.

**welcome to**

## **Stanford Road, Brighton**

- Newly refurbished garden apartment
- Two double bedrooms and two bathrooms
- Master bedroom en-suite
- Large garden with outbuildings
- Own street entrance
- Useful cellar/study area
- Outdoor kitchen with working appliances
- No onward chain

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BHF114068 - 0004

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