



Price
£650,000

Freehold

4x  2x  1x 

**Stanmer Villas, Brighton,
East Sussex, BN1**

cubitt & west
Helping you move forwards



Main features

- Extended terraced home
- Close to Fiveways and all its cafes, shops and parks
- Transport links to the town centre and stations
- Sunny rear garden, not overlooked and with rear access for garden tools and bikes
- Ideal spacious family home

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge : 15'2 into bay x 11'2 (4.63m x 3.41m)
 Kitchen/Diner : 19'3 x 16'6 (5.87m x 5.03m)

FIRST FLOOR

Landing
 Bedroom 2 : 14'5 into bay x 11'4 (4.40m x 3.46m)
 Bedroom 3 : 12'0 x 8'8 (3.66m x 2.64m)
 Bedroom 4 : 8'4 x 8'1 (2.54m x 2.47m)
 Shower Room

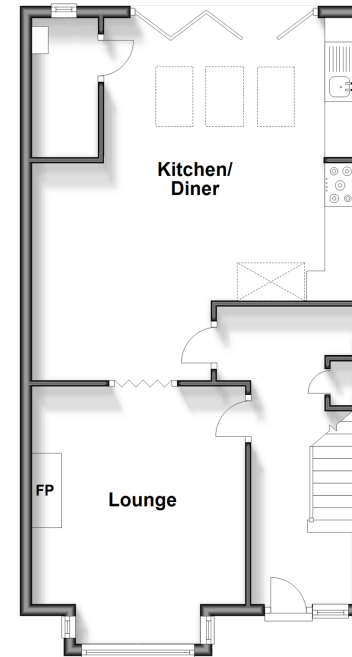
SECOND FLOOR

Landing
 Bedroom 1 : 21'8 x 13'7 (6.61m x 4.14m)
 En Suite Bathroom

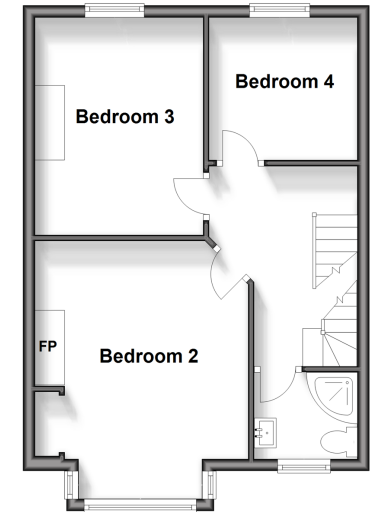
OUTSIDE

Front and Rear Garden

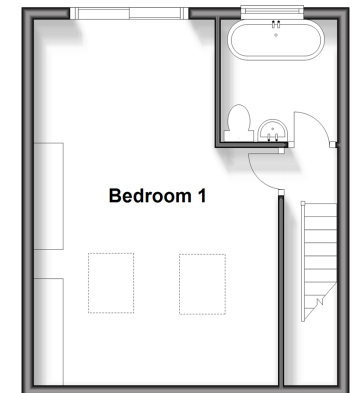
Ground Floor
 Approx. 54.9 sq. metres (591.0 sq. feet)



First Floor
 Approx. 41.6 sq. metres (448.3 sq. feet)



Second Floor
 Approx. 31.4 sq. metres (338.3 sq. feet)



Call Fiveways - 01273 564444 ■ cubittandwest.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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