



**Guide Price**  
**£475,000**

**Freehold**

3x  1x  2x 

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

**cubitt&west**  
Helping you move forwards





## Main features

- Located in popular Hollingdean
- Just moment from Fiveways with cafes, individual shops and more
- Within the catchment for several excellent schools for children of all ages
- Sunny, tiered rear garden
- No onward chain

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 14'9 into bay x 12'0 (4.50m x 3.66m)

Kitchen : 9'0 x 7'0 (2.75m x 2.14m)

Dining Room : 11'8 x 10'9 (3.56m x 3.28m)

### FIRST FLOOR

Landing

Bedroom 1 : 14'9 into bay x 12'1 (4.50m x 3.69m)

Bedroom 2 : 11'9 x 10'2 (3.58m x 3.10m)

Bedroom 3 : 7'8 x 7'4 (2.34m x 2.24m)

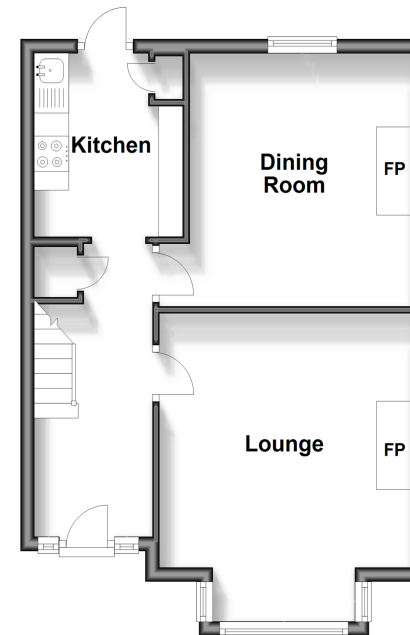
Bathroom

### OUTSIDE

Front & Rear Garden

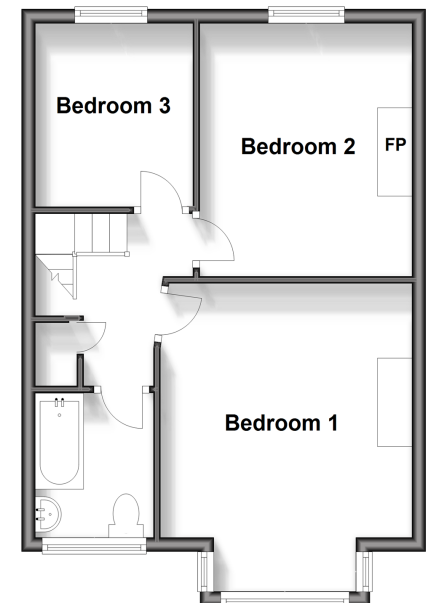
### Ground Floor

Approx. 40.5 sq. metres (436.2 sq. feet)



### First Floor

Approx. 41.3 sq. metres (444.6 sq. feet)



**Call Fiveways - 01273 564444 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- 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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