



Price

£1,200,000

Freehold

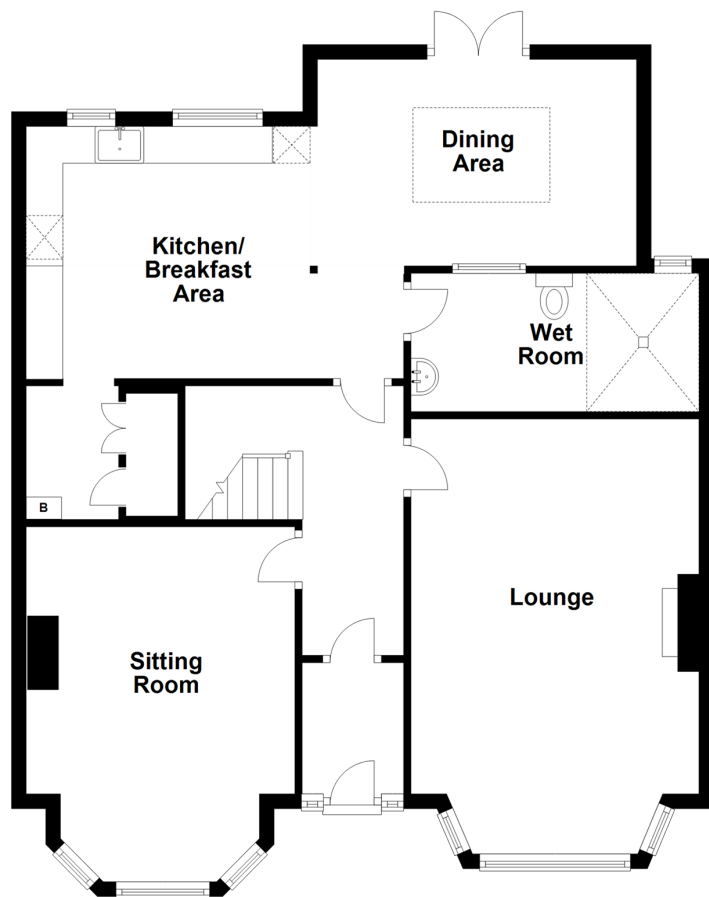
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**Stanford Avenue,
Brighton, East Sussex,
BN1**

cubitt & west
Helping you move forwards

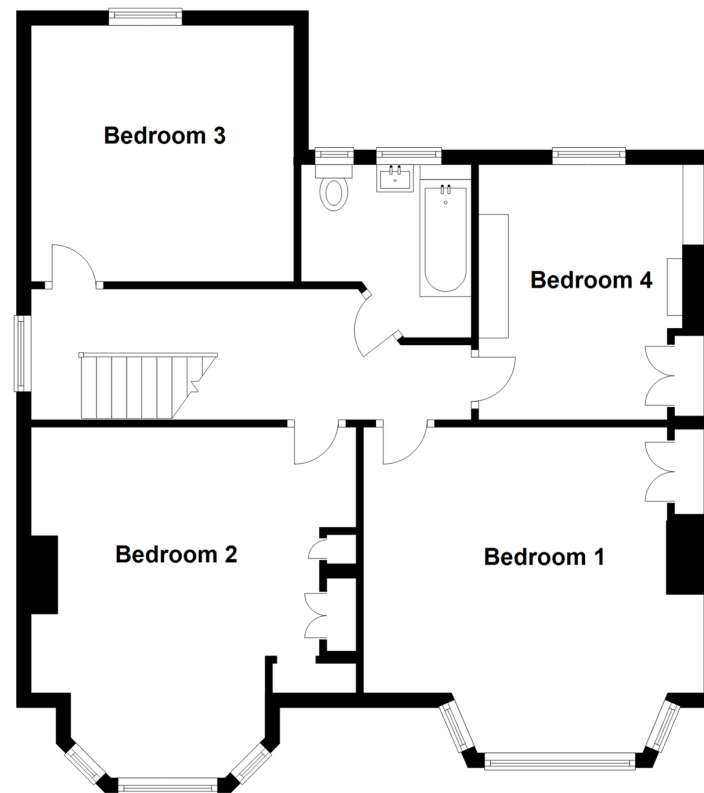
Ground Floor

Approx. 90.2 sq. metres (971.0 sq. feet)



First Floor

Approx. 77.3 sq. metres (831.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge : 19'7 x 12'11 (5.97m x 3.94m)

Sitting Room : 15'10 x 11'10 (4.83m x 3.61m)

Kitchen/Breakfast Room : 17'7 x 11'8 (5.36m x 3.56m)

Dining Area : 13'10 x 8'2 (4.22m x 2.49m)

Wet Room : 12'2 x 6'3 (3.71m x 1.91m)

FIRST FLOOR

Landing

Bedroom 1 : 16'0 x 14'9 (4.88m x 4.50m)

Bedroom 2 : 15'7 x 14'8 (4.75m x 4.47m)

Bedroom 3 : 11'10 x 11'7 (3.61m x 3.53m)

Bedroom 4 : 11'2 x 9'9 (3.41m x 2.97m)

Bathroom

OUTSIDE

Front & Rear Garden



Main features

- Impressive family home in popular 'Golden Triangle location'
- Fiveways shops and coffee shops on your doorstep plus a local market and yoga studio
- Friendly neighbours, lovely community
- Close to the sea and the countryside
- Side access and pretty, sunny rear garden



Nearest Schools

Primary Schools: Downs Junior School 0.2 miles, St Joseph's Catholic Primary 0.3 miles, Balfour Junior School 0.4 miles

Secondary Schools: Varndean School 0.5 miles, Dorothy



Transport Information

Train Stations: London Road 0.3 miles, Moulsecoomb 0.8 miles, Preston Park 0.8 miles



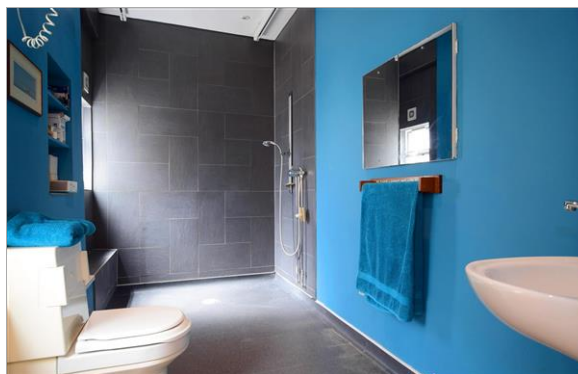
Address

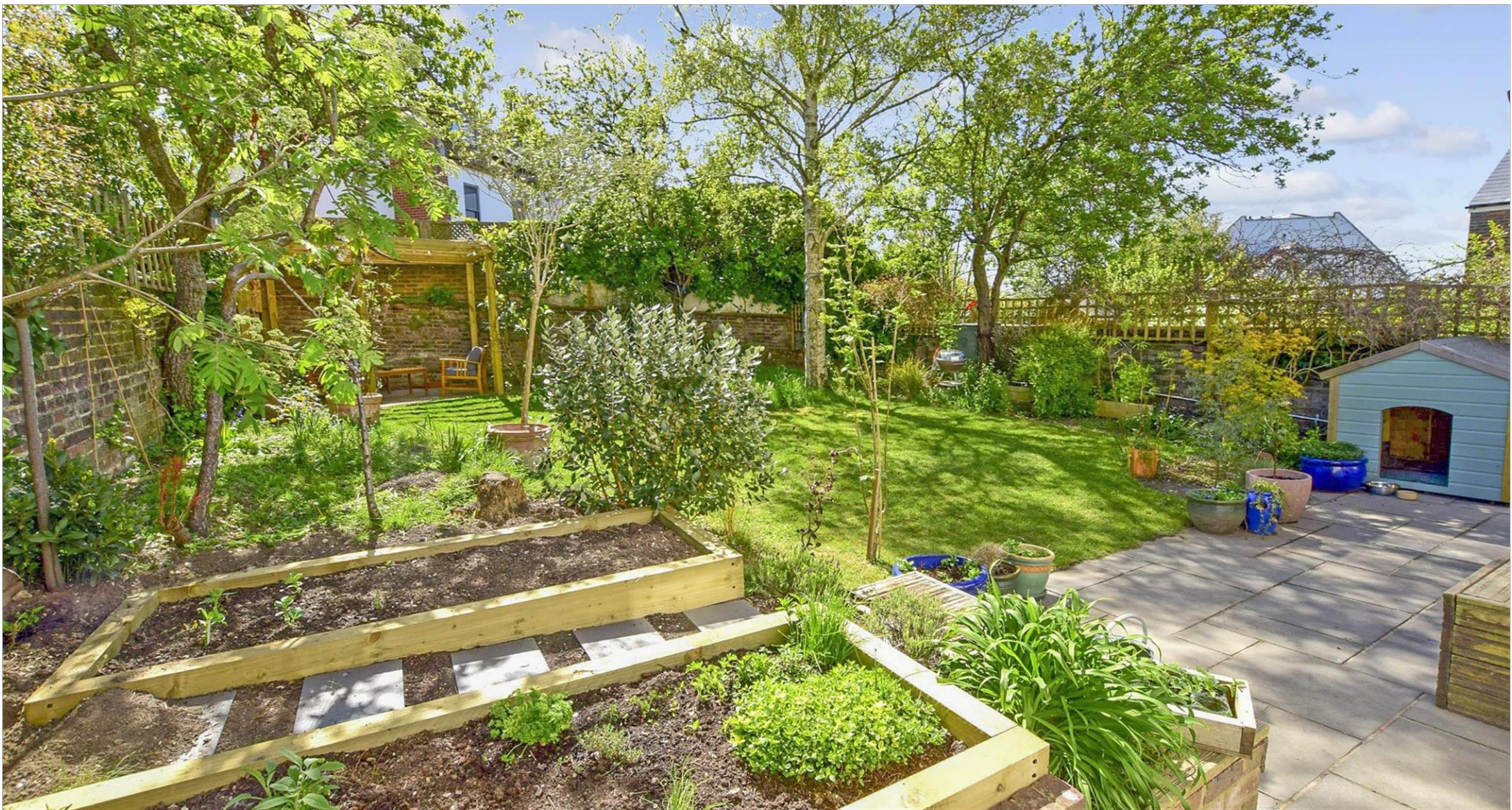
Stanford Avenue, Brighton, East Sussex, BN1



Directions

For directions to this property please contact us.





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Call Fiveways Branch 01273 564444 ■ 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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