



25 Stanmer Villas, Brighton, BN1 7HQ

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall * Bay Fronted Living Room * Dining Room * Fitted Kitchen

FIRST FLOOR: Three Bedrooms * Modern Shower Room * Spacious landing.

OUTSIDE: West Facing Garden with Side Access.

GAS CENTRAL HEATING

The property features a spacious bay-fronted living room that enjoys plenty of natural light and a welcoming atmosphere. To the rear, the west-facing dining room captures the afternoon sun and provides a pleasant space for everyday dining or entertaining. The fitted kitchen is practical and well-appointed, with ample storage and work surfaces.

Upstairs, the home offers three well-proportioned bedrooms and a modern shower room. Outside, the west-facing rear garden provides a private and low-maintenance space to relax or entertain, with the end-of-terrace position offering added privacy and side access.



Situated in this popular residential area with good local shopping available nearby in 'The Dip' and at the nearby Fiveways including a Post Office, Coop, Greengrocer and Butcher as well as good public transport to all parts of Brighton and Hove. There are good schools close by catering for children of all ages including Hertford Road Infants & Junior School. Brighton City centre with its main shopping thorofare and the seafront with its fine bathing beaches and recreational facilities being approximately 2 miles distant. The property is also close to the lovely Burstead Woods which lead up to the Downs and are very popular with dog walkers.

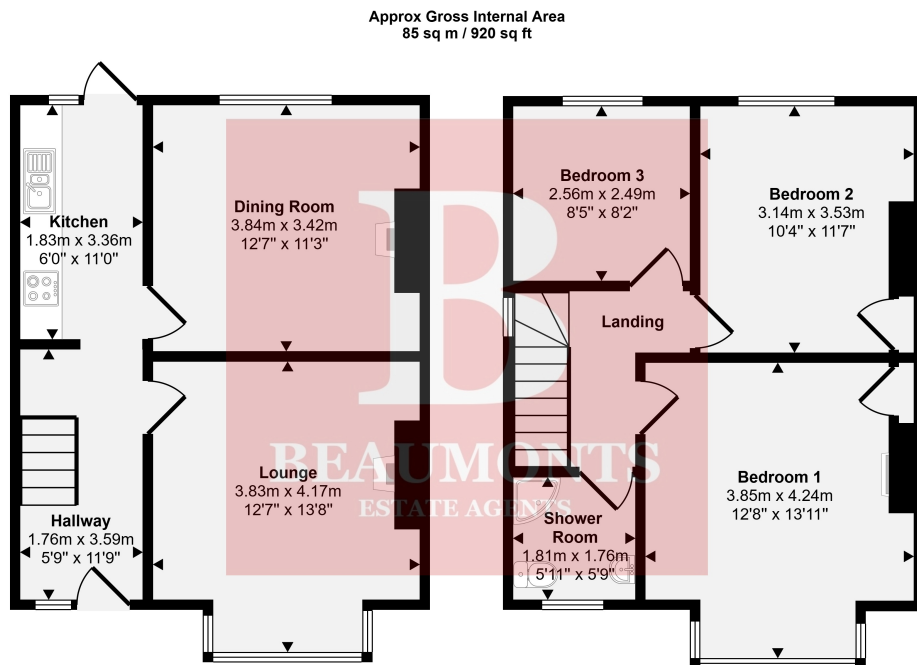
Local Information

Downs Junior & Infants Schools	1.1 miles
Hertford Road Infants	0.3 miles
Dorothy Stringer High School	1.5 miles
Varndean Schools Complex	1.2 miles
Cardinal Newman School	2.3 miles
Preston Park Station	1.8 miles
London Road Station	1.1 miles
Brighton Mainline Station	2.0 miles
Brighton Seafront	2.2 miles
Brighton Shopping Centre	2.0 miles

All distances approximate

Council Tax Band C





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.