



11 Stanmer Villas, Brighton, BN1 7HQ

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall * Lovely through Living / Dining Room with feature fireplace * Kitchen fitted with a wide range of units and appliances including a Fridge/ Freezer and Cooker.

FIRST FLOOR: Three Bedrooms * Modern Bathroom white suite.

OUTSIDE: Formal front garden with side access to the west facing rear garden.

Gas Central Heating & Double Glazed Windows

An excellent opportunity to purchase this most attractive and spacious end of terrace family house with painted rendered elevations under a tiled roof. The property benefits from gas fired central heating and double glazing. This home is tastefully decorated. Excellent through Living Room. The kitchen being very well equipped with an excellent range of units, appliances together with ample roll edge worktops. There are three good size bedrooms & modern family bathroom. The loft space has potential to further extend (stnc). Terraced rear garden with side access.



Stanmer Villas is a very popular residential road situated in this sought-after residential area known locally as 'The Dip.' There is good local shopping nearby and also at Fiveways including a Greengrocer, Co-op and Post Office as well as good public transport providing access to all parts of Brighton and Hove. There are good schools close-by catering for children of all ages and Brighton City centre with its main shopping thorofare and 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

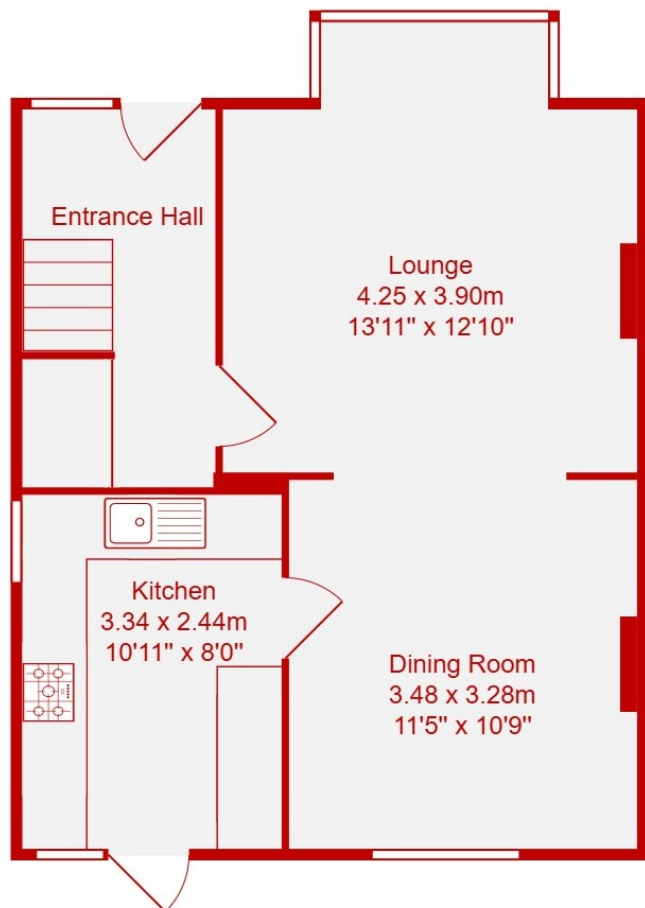
Downs Junior School	0.5 miles
Hertford Road Infants	0.4 miles
Dorothy Stringer High School	0.9 miles
Varndean Schools Complex	0.6 miles

Preston Park Station	1.5 miles
London Road Station	1.1 miles
Brighton Mainline Station	2.0 miles
Brighton Seafront	2.0 miles

All distances approximate

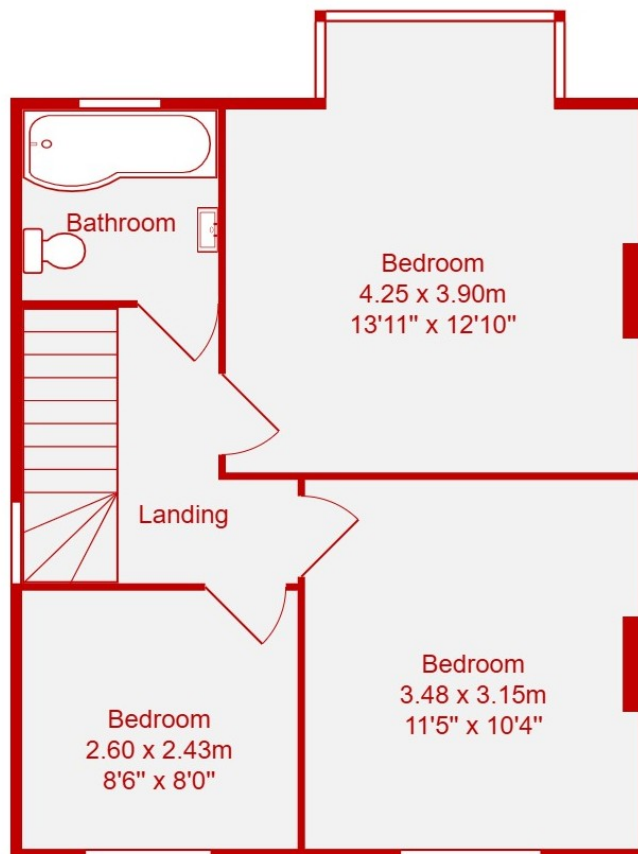
Council Tax Band C





Ground Floor

Area: 43.0 m² ... 463 ft²



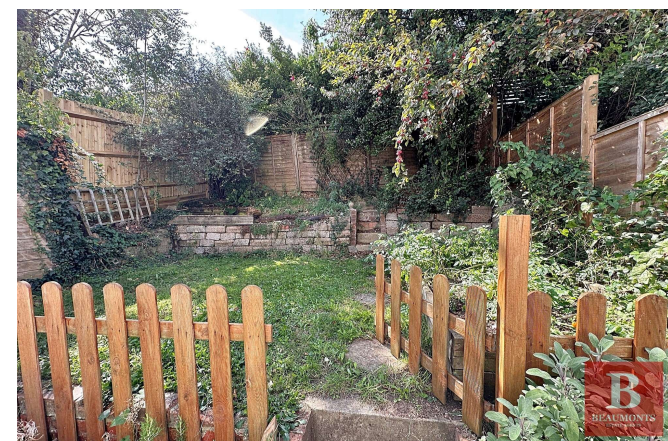
First Floor

Area: 43.0 m² ... 463 ft²

Total Area: 86.0 m² ... 925 ft²

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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www.beaumontsresidential.co.uk



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.

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