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## Stanford Avenue, East Sussex BN1 6AA £1,075 PCM

This top-floor one double bedroom apartment is SUPERBLY LOCATED, offering picturesque views over Preston Park.

Situated within walking distance of both Brighton Station and London Road Station, this well-appointed property comprises a SPACIOUS AND NATURALLY BRIGHT reception room with vaulted ceilings, including a designated dining area (dining table included). The open-plan kitchen features an electric oven with gas hob and space for an under-counter fridge.

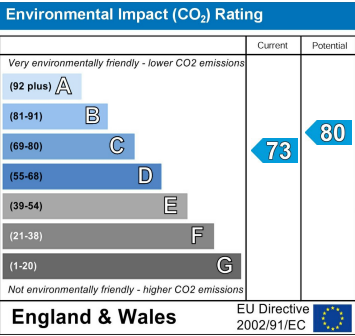
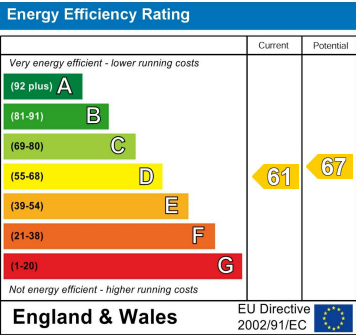
The west-facing double bedroom provides a peaceful retreat, while the modernised bathroom offers a full suite with shower over bath. A generous hallway includes a large built-in wardrobe and a WASHING MACHINE for added convenience.

Additional benefits include GAS CENTRAL HEATING and an enviable location directly opposite Preston Park, with excellent access to public transport links and a wide range of local amenities.

Offered unfurnished and available from 28th November 2025.







**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
**TEL: 01273 274 000**

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent