



9 STANFORD COURT STANFORD AVENUE BRIGHTON, BN1 6AQ

Fantastic ground floor apartment, opposite Preston Park. This lovely apartment benefits from good sized rooms, a nice layout and plenty of natural light creating a real sense of space throughout. The accommodation comprises; double bedroom, lounge/ diner, kitchen, bathroom and separate WC. Available Now.

Perfectly positioned close to restaurants, cafes, shops, bars and many other amenities. With its ideal location, you are at the heart of all major transport links in and out of the city. There are excellent commuter links to London with London Road, Preston Park & Brighton mainline station all accessible.

**Nicholas
James**

SALES LETTINGS AUCTIONS

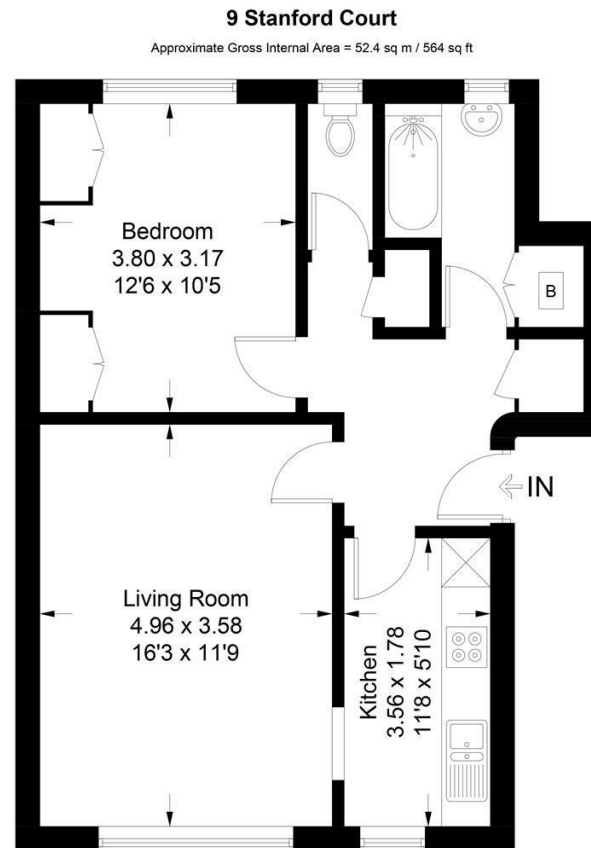


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1252295)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	79
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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