

6 Stanford Road

Brighton, BN1 5DJ

Offers in excess of £325,000

A stylish two bedroom raised ground floor garden apartment situated in a vibrant part of Brighton close to Brighton Station and many other trendy amenities.

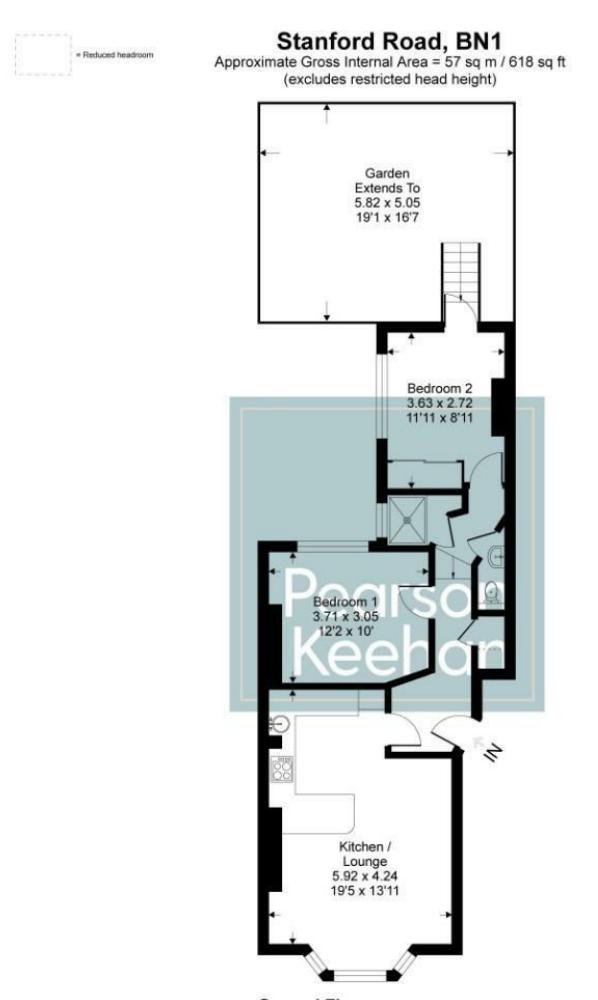
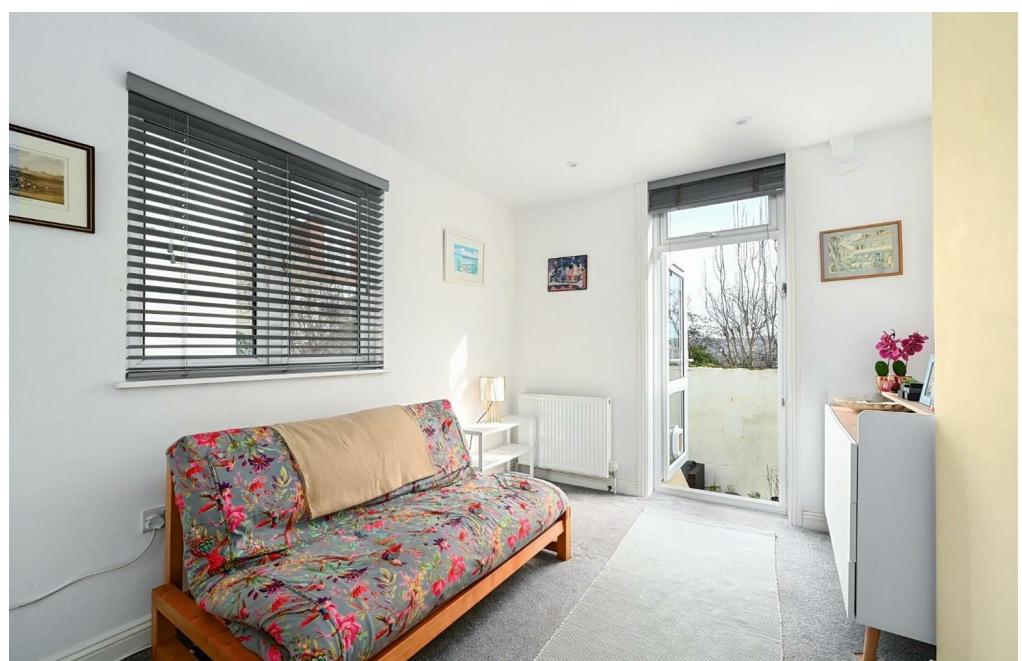
Set within a Victorian period building, the property boasts lovely high ceilings whilst being contemporary in design. The spacious open plan, bay-fronted kitchen/living room is set at the front of apartment and offers a fantastic space to dine, relax and socialise.

Set behind, a generously sized double bedroom can be found, which allows for an abundance of natural light pouring in via its large window. Completing the accommodation to the rear is a modern shower room, separate WC and bedroom two, which provides access out to the garden.

The private walled garden is a particular feature of the property, where you can enjoy a tranquil space to chill out in the sunshine and enjoy some al fresco dining.

Stanford Road lies in a popular residential area of Brighton close to the fashionable Seven Dials district, as well as being within easy reach of Brighton's famous North Laine and the city centre. Brighton Station is approximately 0.5 miles away and a host of coffee shops, pubs, restaurants and other conveniences can also be found in similar proximity.

The property is being sold with approximately 120 years remaining on the lease and no onward chain.



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained herein, the areas of rooms, windows and doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the true area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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