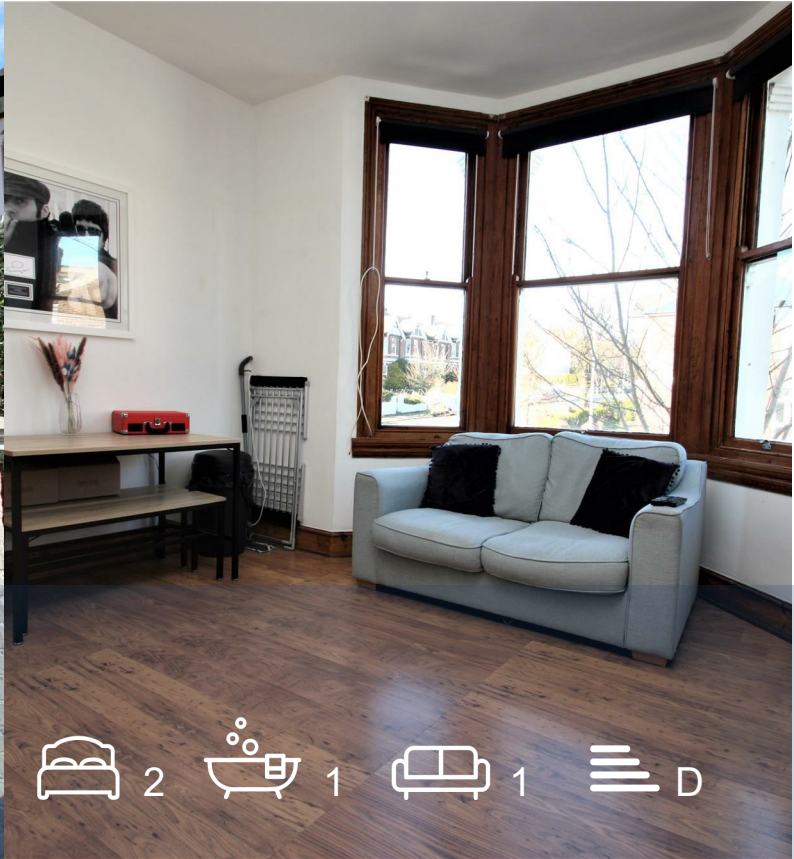


# Avard

Estate Agents



40 Stanford Avenue  
Brighton, BN1 6EA  
**£1,350 Per month**



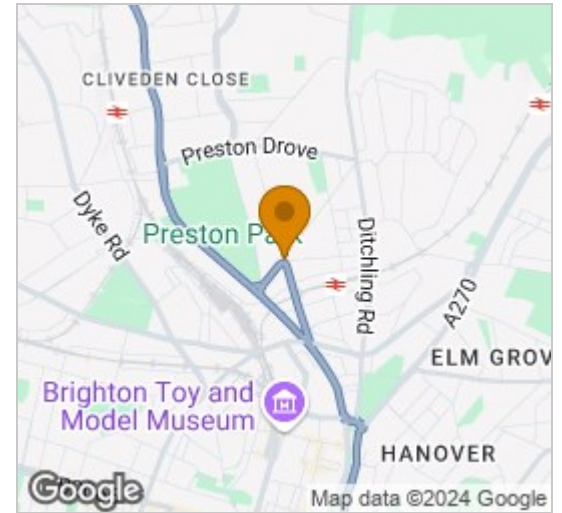
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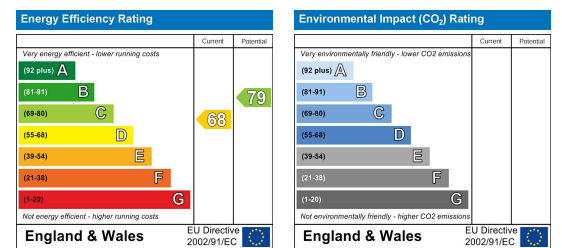
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

- Share Of Freehold
- No Onward Chain
- Desirable Location
- Private Parking Space
- Excellent Location For Commuters
- Close To Fiveways



Avard Estate Agents are pleased to offer for let this 2 bedroom fully refurbished 1st floor flat forming part of this double fronted Victorian end of terrace property which offers additional parking space, situated in this wide tree lined avenue in the highly favored Preston Park conservation area close to Fiveways with it's local shops and within reach of highly sought after nearby schools. London Road and Brighton mainline railway stations are readily accessible and bus services provide access to various parts of the city. The property comprises of open plan living/kitchen, 2 bedrooms and modern bathroom. The property also benefits from gas central heating, door entry phone and car parking space.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.