



**Flat 5, 9 Stanford Avenue, Brighton, BN1 6AD**

**BEAUMONTS**  
ESTATE AGENTS



## **SUMMARY OF ACCOMMODATION**

**GROUND FLOOR:** Entrance Lobby and Hall, stairs to:

**FIRST FLOOR: HALF LANDING:** Door to Flat, Inner Hallway with window to rear \* Lovely south facing Living Room with bay window to front \* Well equipped Kitchen area with ample storage and integrated appliances including Bosch Oven & Induction Hob. Bathroom with modern white suite.

**UPPER FLOOR:** Master Bedroom with walk in wardrobe, French doors with views over the gardens \* walk in Wardrobe \* En Suite Shower/W.C. with tiled walls \* Bedroom Two with eaves storage.

**OUTSIDE:** Large communal lawned gardens with seating area.

### ***Gas Central Heating***

This most attractive apartment is a truly wonderful home, offering bright light and airy living accommodation and being offered in excellent decorative order throughout. Both the bedrooms are double and the spacious living room has engineered Oak flooring. Both the Family Bathroom and the En Suite are with modern white suites. Outside is a large communal garden and the whole property being tastefully decorated throughout.





This delightful property is situated in this lovely tree lined residential road which runs between London Road and Ditchling Road. Close to the beautiful 65acre Preston Park with its excellent recreational facilities including Tennis Courts, Bowling Greens and large children's play area and the popular Rotunda Cafe. There is an excellent range of local shopping within walking distance at Fiveways which includes a Post office, Butcher, Baker, Greengrocer, Deli and Co Op. Also within walking distance are excellent schools for children of all age groups. Local public transport is within easy reach providing access to Brighton City Centre and the A27. Preston Park mainline railway station, with a direct service to London Victoria, is just a short walk away and Brighton seafront with its fine recreational facilities and bathing beaches being approximately two miles distant.

## Information

Tenure: Leasehold

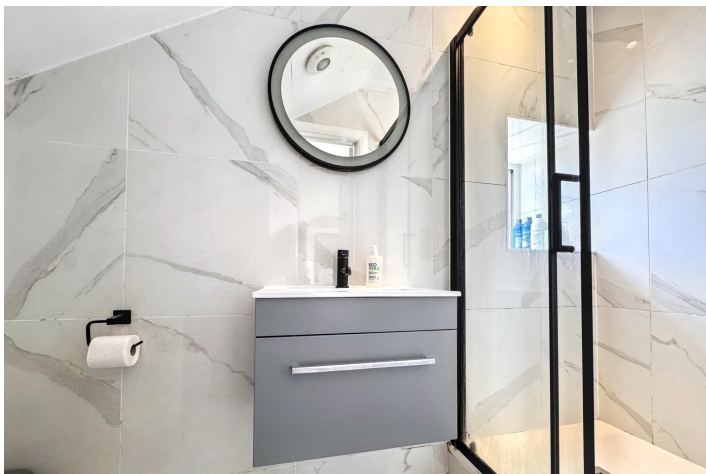
Lease: Approx 117 years remaining

Annual Maintenance: £1,900.00

Annual Ground Rent £250

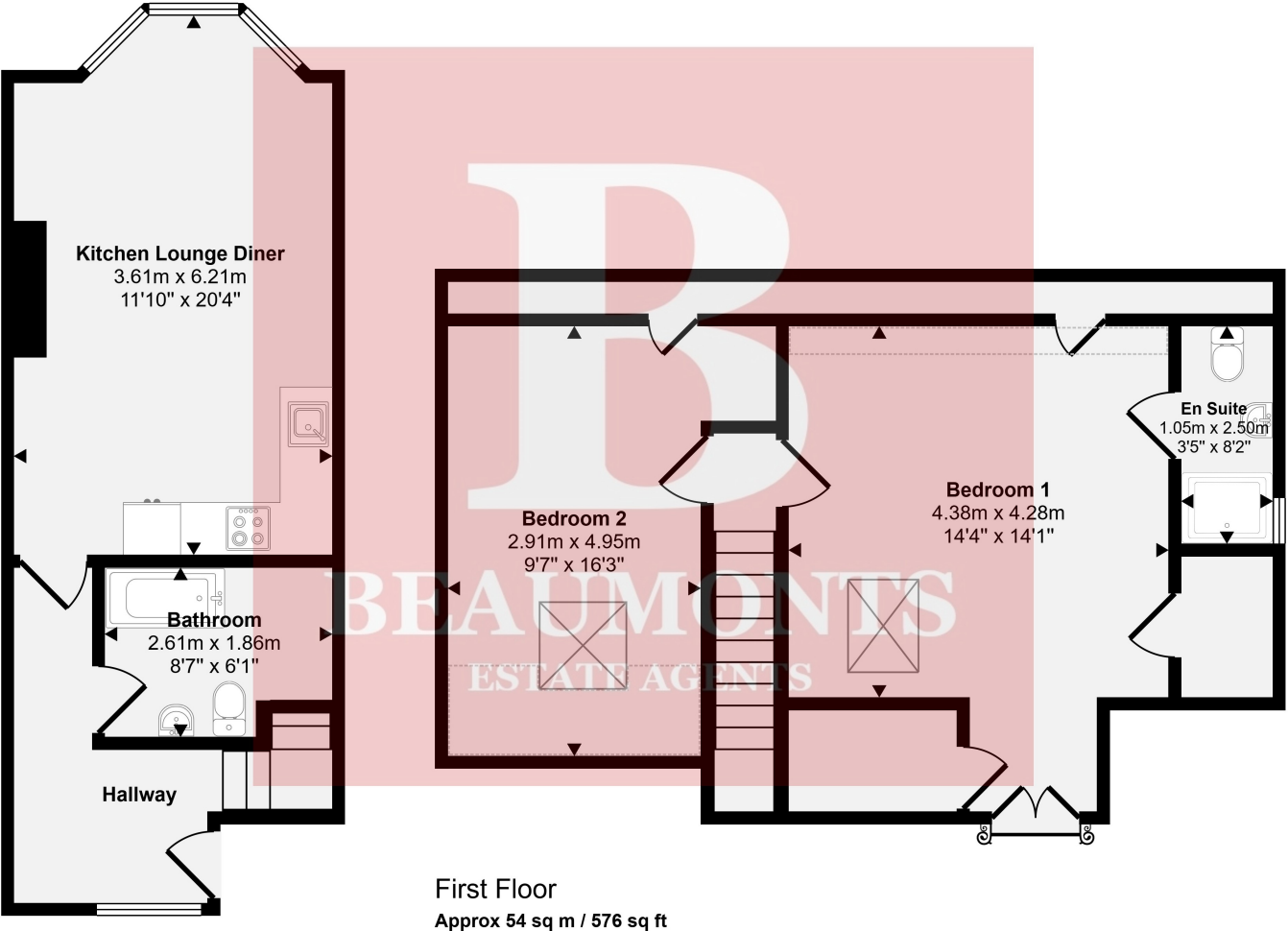
Council Tax Band B

Parking Zone J





Approx Gross Internal Area  
88 sq m / 943 sq ft



**Ground Floor**  
Approx 34 sq m / 367 sq ft

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9 Kings Parade, Ditchling Road, Brighton, BN1 6JT  
**01273 550881**  
[www.beaumontsresidential.co.uk](http://www.beaumontsresidential.co.uk)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 72 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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.