



FOSTER & CO.

# Stanford Road

Brighton, BN1 5PR

**Guide price £975,000**

An outstanding Victorian home, comprehensively rebuilt and reimagined to an exceptional standard, combining period character with contemporary design and advanced technology.

Behind its attractive façade, the property has been remodelled from the ground up. Underfloor heating spans the ground and first floors, powered by an air-source heat pump, alongside a fully integrated Nest smart system, bespoke double-glazed sash windows, Sonos speakers, CAT6 cabling and statement Dowsing & Reynolds fittings throughout.

The open-plan kitchen and family space forms the heart of the home. Handcrafted birch ply and oak veneer cabinetry is paired with soft-touch Fenix doors and striking Italian marble worktops and splashbacks. Brass detailing, considered lighting and premium Fisher & Paykel and Miele appliances complete this beautifully executed space.

A bespoke oak staircase leads to the first floor, hosting the principal suite and a further generous double bedroom. The principal bedroom features underfloor heated oak flooring, bespoke wardrobes and a luxurious Lusso Stone en suite finished with Moroccan tiles, a freestanding bath, walk-in shower and brushed brass fittings.

The top floor offers two further bedrooms, one with a push-out Velux window enjoying elevated city views, together with a stylish shower room finished in Mandarin Stone tiles and a discreet utility area.

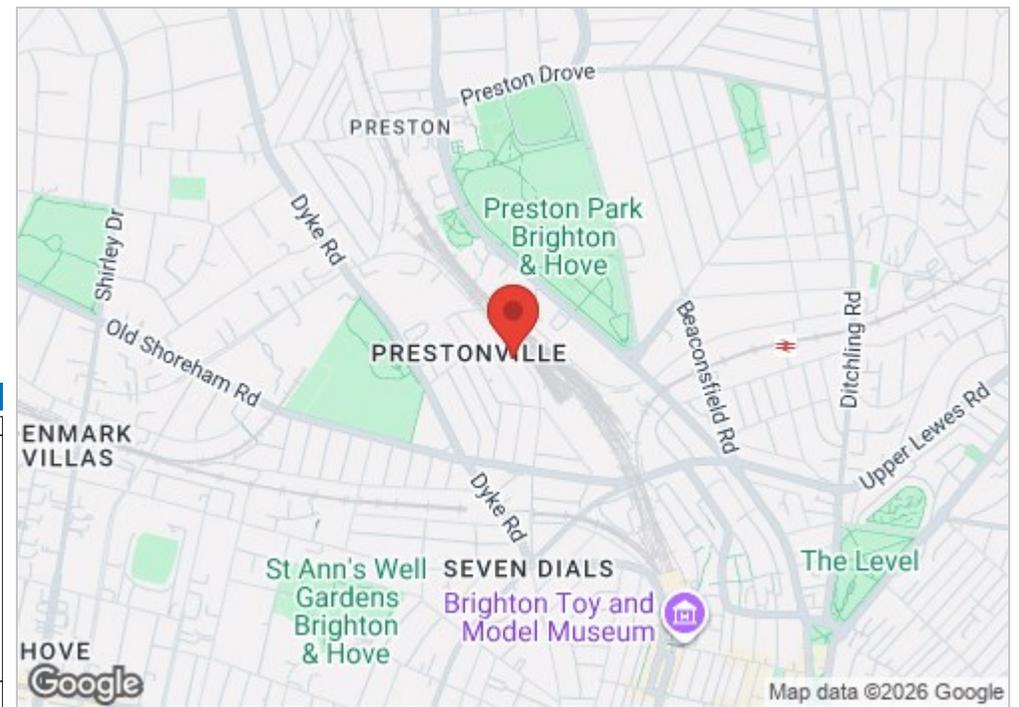
Externally, the landscaped rear garden is arranged across two levels, inspired by Santorini terraces, with built-in seating, fireplace, outdoor dining area, ambient lighting and hot-and-cold water supply. The front garden includes feature lighting and an electric vehicle charging point.

Ideally located in a highly sought-after area, within excellent school catchments including Stanford Infant and Junior Schools and BHASVIC, and less than a ten-minute walk to Brighton mainline station with direct links to London and Gatwick. Dyke Road Park, St Ann's Well Gardens and Seven Dials are all within easy reach.



- Fully rebuilt and comprehensively renovated Victorian home
- Air-source heat pump & integrated Nest smart system
- Open-plan designer kitchen
- Luxurious principal suite with Lusso Stone en suite
- Close proximity to Seven Dials
- Underfloor heating to ground and first floors
- Bespoke double-glazed sash windows throughout
- Italian marble worktops & premium Miele/Fisher & Paykel appliances
- Santorini inspired west facing garden
- Less than 10 minutes' walk to Brighton mainline station

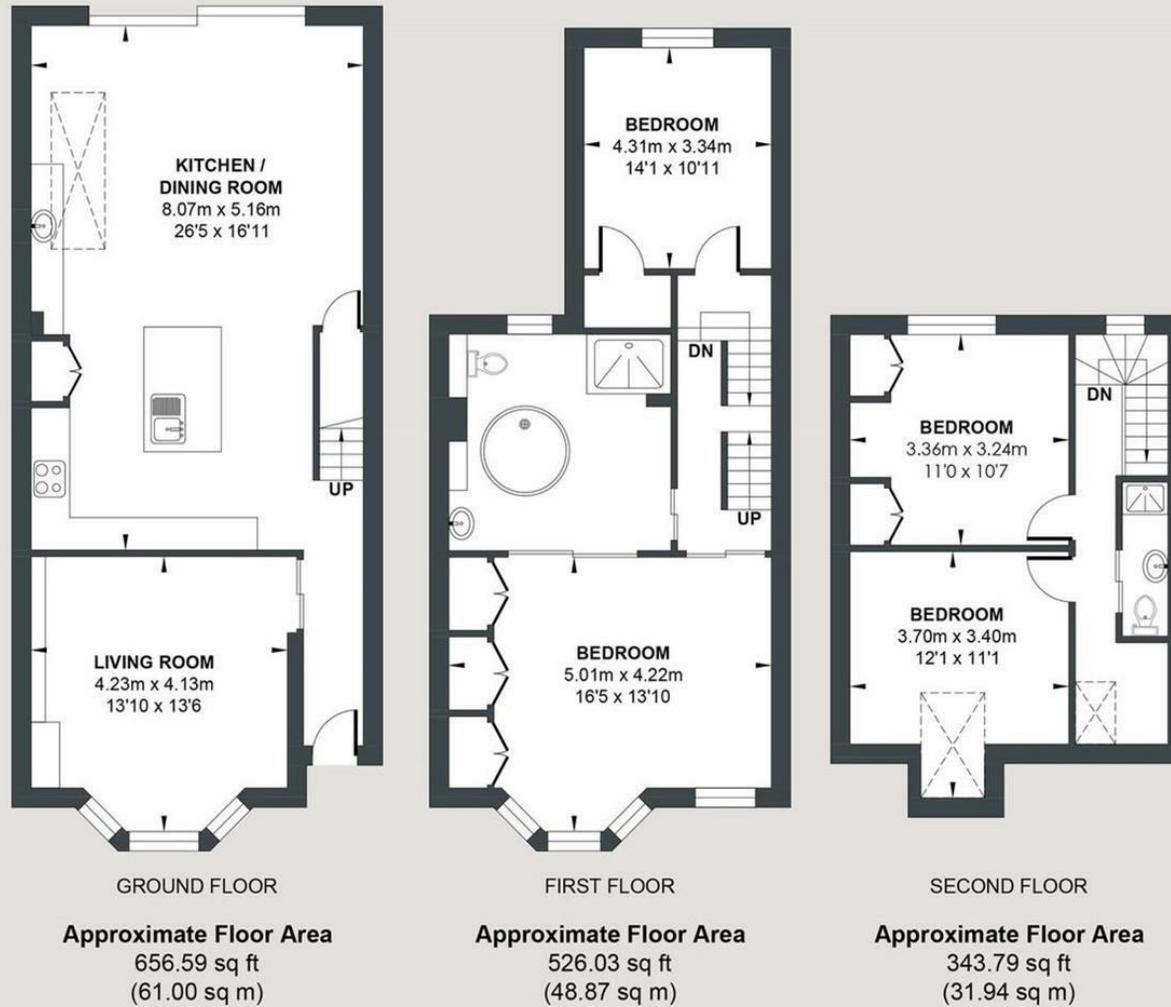
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	80
England & Wales		EU Directive 2002/91/EC



# STANFORD ROAD

Approx. Gross Internal Floor Area 141.81 sq m / 1526.41 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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All measurements are approximate

