



Stanmer Villas, BN1

£550,000

**ASTON
VAUGHAN**

Stanmer Villas, BN1

An excellent opportunity to acquire a substantial residential property in a popular Brighton location of Fiveways, ideally positioned with excellent transport links to both the University of Brighton and the University of Sussex. Currently arranged as a six-bedroom student house, Stanmer Villas offers flexible accommodation across three floors, presenting an appealing proposition for investors, developers or owner-occupiers seeking a property with scope to adapt to their individual requirements.

The property currently comprises six double bedrooms, two shower rooms and a large open-plan kitchen and living area, making it well suited to shared student accommodation. For investors, the existing layout offers the potential to appeal to the student rental market, subject to the relevant licensing requirements and assessment of rental income.

Equally, the property presents an opportunity for a purchaser to explore returning the house to use as a spacious family home. The existing bedroom configuration offers flexibility to accommodate growing families, provide dedicated home-working space or create additional rooms for hobbies and guests. Subject to any necessary alterations and approvals, the layout could be adapted to create a more traditional family arrangement, with generous living accommodation and bedrooms spread across the upper floors.

The large open-plan kitchen and living area forms the heart of the property, providing a sociable space for everyday living. The kitchen benefits from a range of fitted units, appliances and worktop space, alongside a breakfast bar with additional seating. This area could continue to serve as a practical communal space or be reimagined to suit the needs of a family household.



The property also benefits from a generous rear garden, providing valuable outdoor space for relaxing, entertaining and family activities. This is a particularly appealing feature for those looking to create a long-term family home in Brighton.

The location adds further appeal, with excellent transport connections to both universities and convenient access to the wider amenities of Brighton. The surrounding area offers a range of local shops, cafés, restaurants and leisure facilities, while the city's wider attractions make it an appealing place to live for students, professionals and families alike.

Offering flexibility, space and scope for reconfiguration, Stanmer Villas represents an interesting opportunity for purchasers seeking either a student investment or a property with the potential to become a spacious family home. With its six-bedroom accommodation, generous garden and convenient location, the property offers scope to suit a variety of future ownership strategies.







- Education:
- Primary:

Balfour Primary School, St Bernadettes RC Primary School
- Secondary:

Varndean, Dorothy Stringer, Cardinal Newman Catholic School
- Private:

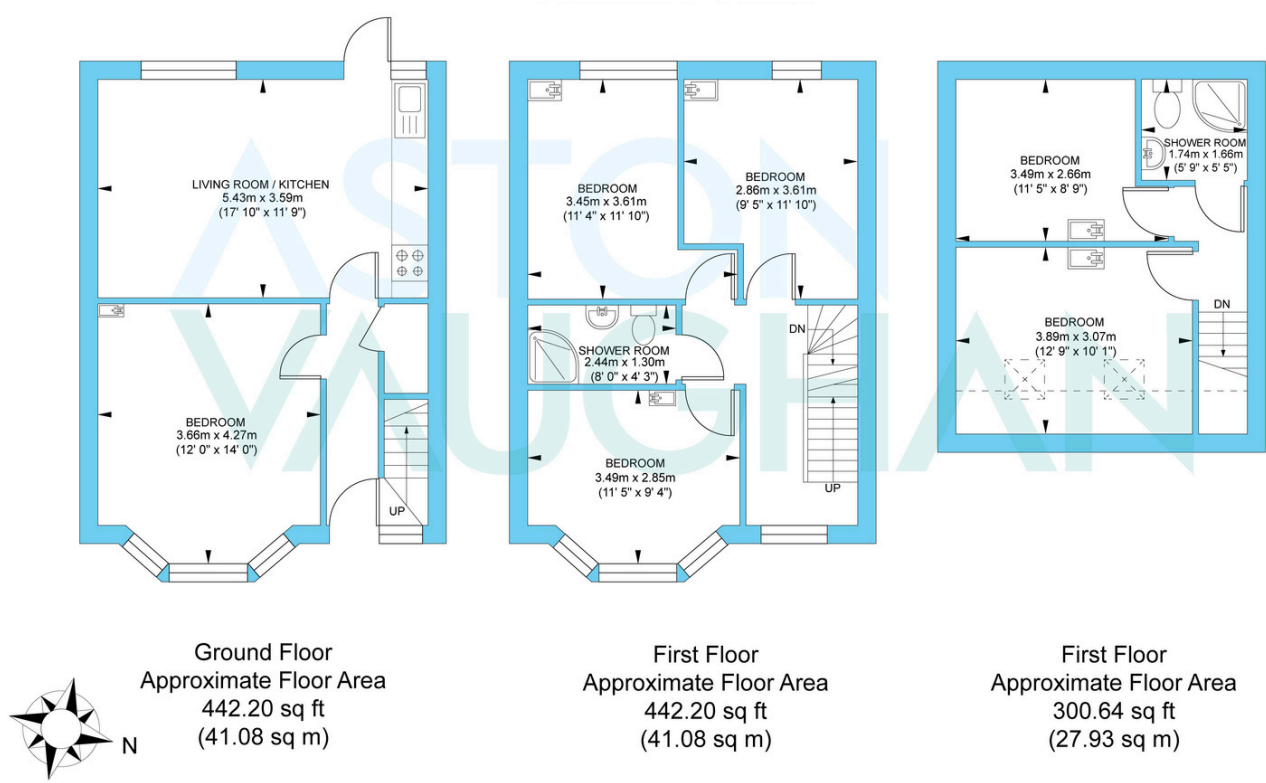
Brighton College, Lancing College, Windlesham School

Location Guide:

Fiveways is one of Brighton's most cherished neighbourhoods with a distinct village-within-a-city character that residents adore. It offers an exceptional collection of independent shops, cafés, delis, restaurants and wine bars — the kind of everyday amenities that make life genuinely easier and more enjoyable, without ever needing to venture further into the city.

For green space, the neighbourhood is exceptionally well provided. Preston Park is moments away, offering open lawns, tennis courts, a velodrome and a café, and hosting some of the city's most loved annual events. To the north, Hollingbury Woods opens out onto the golf course and then the sweeping expanse of the South Downs beyond. For dog walkers, runners and anyone who values easy access to open countryside, it is an extraordinary asset to have virtually on the doorstep.

For those who need to travel further afield, the transport connections are excellent. Preston Park Station is within comfortable reach and offers fast and frequent services into Brighton's main station, with onward connections to Gatwick Airport and London Victoria — making it equally viable for the daily commuter or the occasional city visitor. The A23 and A27 are also easily accessible for those who prefer to drive, connecting the city swiftly to the universities, the motorway network and beyond.



Approximate Gross Internal Area = 110.09 sq m / 1185.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.