



63 Stanmer Villas
Brighton, East Sussex BN1 7HN
Guide Price £450,000

 **DAVID & CO**

63 Stanmer Villas, Brighton, East Sussex BN1 7HN

** Guide Price £450,000 - £475,000 ** A most attractive 3 bedroom 1930's bay fronted terraced house situated in the popular Hollingdean area within easy reach of numerous local schools and shopping facilities in Hollingbury Place and at Fiveways. The property is beautifully presented throughout with accommodation arranged over 2 floors comprising on the ground floor: entrance hall with stripped wooden floorboards, lounge with feature fireplace and stripped wooden floorboards, spacious modern kitchen/breakfast room with integrated appliances overlooking and leading onto the rear garden. On the first floor there are 3 bedrooms and a modern contemporary style bathroom with white suite, and access to the loft space which could be converted to provide additional 4th bedroom and en-suite bathroom (STNC). Outside there is a small front garden setting the property back from the road and a delightful mature 40' sunny west facing rear garden with gated rear access. The property also further benefits from gas central heating and double glazed windows. ** VIEWING HIGHLY RECOMMENDED **

Location

Situated in the popular Hollingdean area within a short stroll of local shopping facilities in Hollingbury Place, and with additional shopping facilities close to hand at Fiveways with its range of local independent shops, cafes and bars. Hollingbury Park and golf course are closeby, with Blakers Park and Preston Park also being within easy walking distance with their recreational facilities. Numerous local schools catering for all ages are within easy reach and local bus services are available in Stanmer Villas and Ditchling Road providing easy access to Brighton city centre and seafront.

Accommodation

All measurements are approximate.

Ground Floor

Entrance Hall

Approached via a double glazed front door and window to the side. Radiator. Stripped wood floorboards. Picture rail. x2 Understairs cupboards one with space and plumbing for washing machine.

Lounge 14'8" into bay x 11'5" (4.48 into bay x 3.50)

Feature exposed brick fireplace alcove with wooden surround. Radiator. Picture rail. Stripped wooden floorboards. Large double glazed bay window to front.

Kitchen/Dining Room 17'1" x 12'0" (5.23 x 3.66)

A fabulous modern kitchen/dining room fitted with a range of light grey units with contrasting oak worktops with white twin bowl sink unit with mixer tap and drawer units below. Space and plumbing for

dishwasher. Further range of working surfaces with cupboards and pan drawer units below. Integrated fridge/freezer. Exposed brick chimney breast with space for slot in cooker. Stripped wooden floorboards and decorative tiled floor. Space for large dining table and chairs. Double glazed window to rear. Double glazed door leading onto the rear garden.

First Floor

Landing

Built in linen/storage cupboard. Hatch to loft space (offering the potential to create a 4th bedroom and en-suite bathroom STNC).

Bedroom 1 14'1" into bay x 11'9" (4.30 into bay x 3.60)

Built in wardrobe cupboard into chimney breast recess. Radiator. Picture rail. Large double glazed bay window to front.

Bedroom 2 12'0" x 9'0" (3.66 x 2.75)

Radiator. Double glazed window to rear overlooking the rear garden.

Bedroom 3 8'0" x 7'10" (2.44 x 2.41)

Radiator. Double glazed window to rear overlooking the rear garden.

Modern Bathroom

Modern contemporary style bathroom with part tiled walls and white suite comprising panelled bath with fitted shower over with large rain shower head and additional hand shower attachment. Wash hand basin with mono tap. Low level wc with concealed cistern. Tiled floor. Double glazed window to front.

Front Garden

Small formal front garden with flower and shrub borders.

Rear Garden

An attractive sunny west facing rear garden approximately 40' in length with small patio area with steps leading to an area of lawn with flower and shrub borders and with an additional patio area at the end of the garden. Many varieties of mature trees and shrubs. Outside wc. Useful gated rear access leading back into Stanmer Villas.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

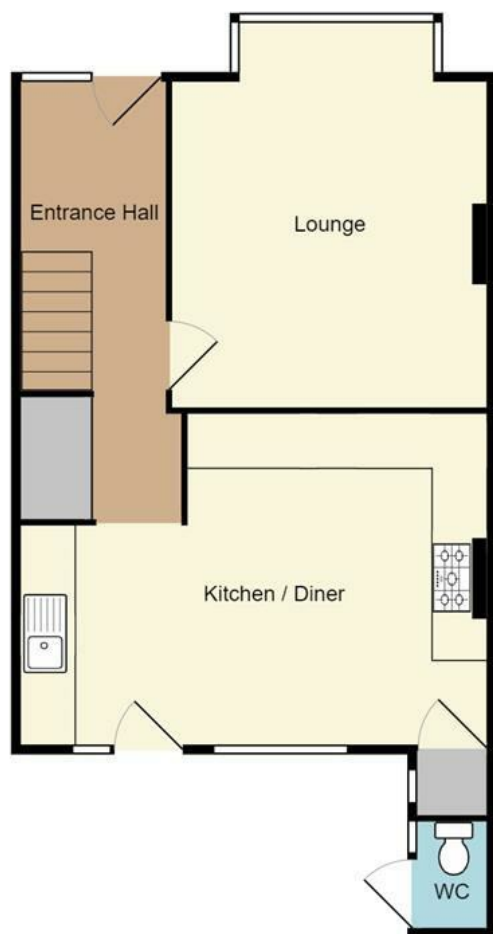
APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Freehold.

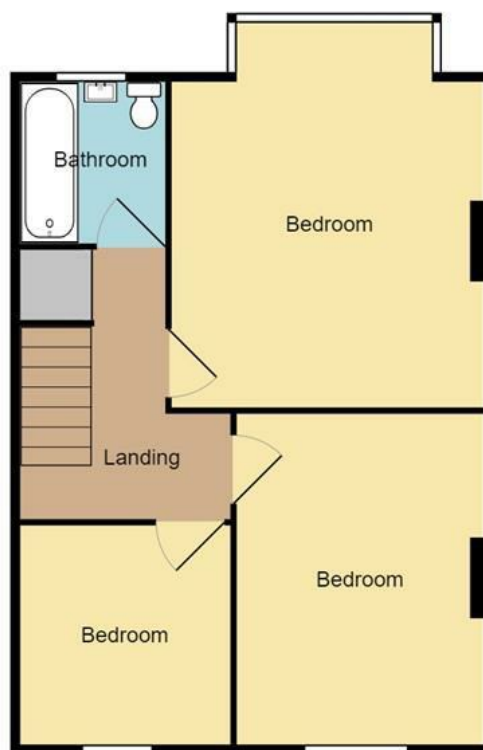
THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.



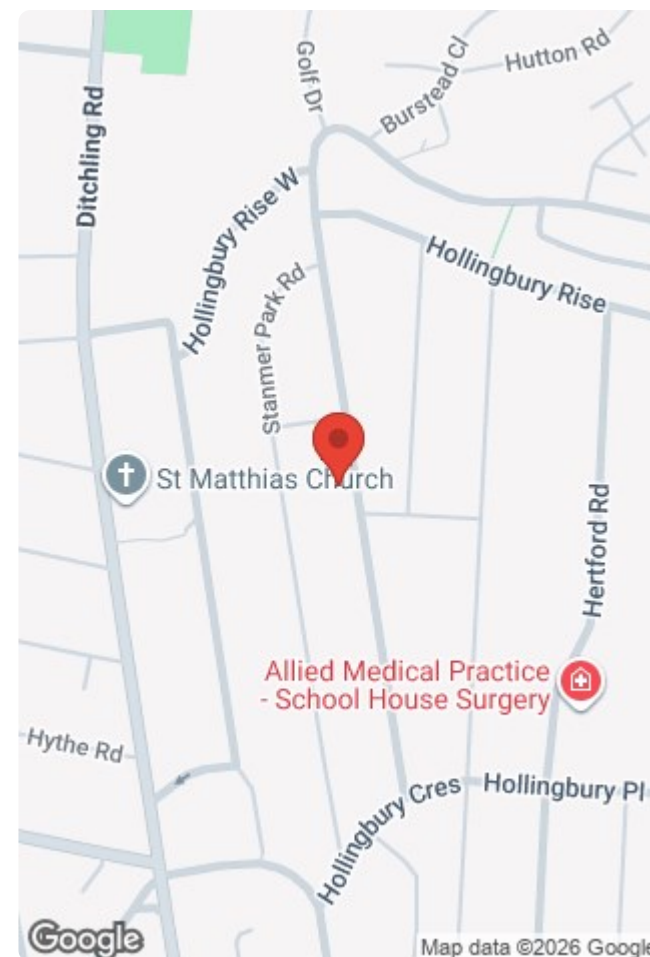


Ground Floor
Area: 41.3 m² ... 445 ft²



First Floor
Area: 39.6 m² ... 427 ft²

Total Area: 80.9 m² ... 871 ft²



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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

