

Stanford Road, Brighton

East Sussex

Asking Price £300,000

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Stanford Road

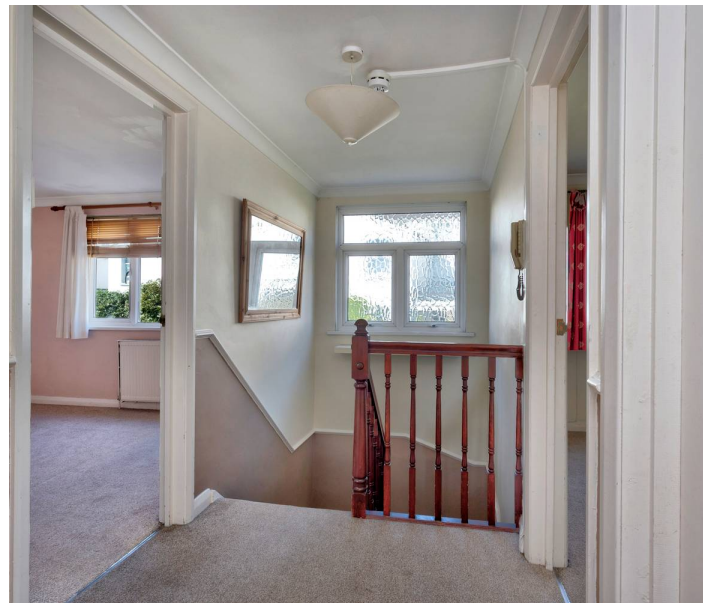
Brighton

Excellently located just a short walk from the popular Seven Dials, this property is a TWO BEDROOM, SECOND FLOOR APARTMENT, with FAR-REACHING VIEWS ACROSS BRIGHTON. Sold with NO-ONWARD CHAIN.

Situated on the second floor of an attractive double-fronted period building, this spacious apartment occupies the entire floor. A central hallway leads to all rooms, including a bright living room with space for dining and a separate kitchen with excellent storage. There are two well-proportioned bedrooms, and a modern shower room in the recently decorated bathroom with a useful built-in cupboard, perfect for towels and additional storage.

In The Local Area

Only a very short walk from the popular Seven Dials, Stanford Road offers a peaceful family friendly atmosphere only moments away from the hubbub of the many independent shops, bars and restaurants. Nearer to home, the Prestonville Arms offers real ale and local art displays, while Upper Hamilton Road offers additional local amenities including the gastro pub The Chimney House and the award-winning Joe's Café.





The green open spaces of Preston Park and Dyke Road Park, with its open-air theatre and children's playground are both only a short walk away, and the seafront is within easy walking distance. Regular bus services run into the centre of Brighton and Hove, out to Devils Dyke and onto the outlying villages, while Brighton mainline train station is approximately half a mile away offering convenient commuter links to London.

Further Information

The property is situated in Parking Zone Q. Currently, the property is in Council Tax band B, which was charged at £2,006.23 for 2026/27.

EPC rating - D

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

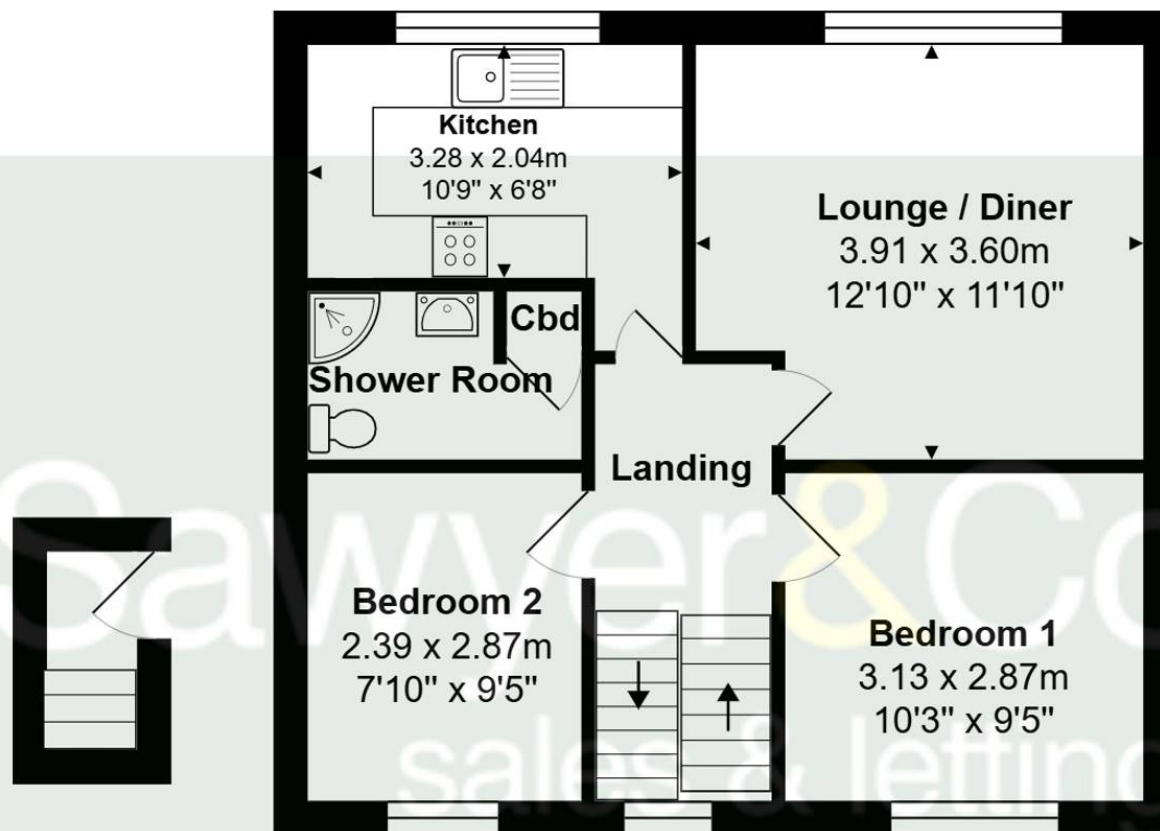
Tenure: Share of Freehold

Unexpired term on lease - Lease being extended, currently underway

Service Charge - £1,643.20pa

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 49.7 m² ... 535 ft²

All measurements are approximate and for display purposes only.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.