



63 Stanford Avenue

Brighton BN1 6FB

Asking Price Of £1,150,000

- SEMI DETACHED FAMILY HOME
- FIVE BEDROOMS
- TWO ENSUITES
- STUDY

- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- DINING ROOM
- WEST FACING GARDEN

An impressive red brick semi-detached family home, coming to the market for the first time in over 35 years and occupying a highly sought-after position within this established residential location.

The property offers particularly generous and versatile accommodation, combining an abundance of period character with the proportions required for modern family life. Internally, the house retains a wealth of attractive original features, complemented by high ceilings and large windows which create a wonderfully bright and airy atmosphere throughout.

The substantial accommodation incorporates five well-proportioned bedrooms, two of which benefit from ensuite facilities, together with a family bathroom. The scale and flexibility of the property make it ideally suited to a growing family, with ample space for entertaining, home working and everyday living.

A particular highlight is the south/west facing rear garden, enjoying an excellent orientation for afternoon and evening sunshine and providing an attractive extension of the living space during the warmer months. Combined with the handsome red-brick façade and wealth of period detailing, the property possesses considerable charm and kerb appeal.

The location is equally impressive, with the open green spaces of Blakers Park close at hand and the popular Five Ways district offering an excellent selection of independent shops, cafés and everyday amenities. Preston Park and London Road mainline railway stations are both within comfortable walking distance, providing convenient connections towards central Brighton, Gatwick and London.

The area is also particularly popular with families due to its proximity to a number of well-regarded local schools, while Brighton city centre and the seafront are readily accessible.

Having remained in the same ownership for more than three decades, this is a rare opportunity to acquire a substantial and characterful family home in one of Brighton's most desirable residential locations.

ENTRANCE HALL Floorboards, understairs storage, radiator.

KITCHEN/BREAKFAST ROOM Incorporating 1 1/2 bowl sink unit with drainer and mixer tap, adjacent worktop with cupboards and drawers under, matching eye level wall cupboards, four ring gas hob with extractor over, oven, appliance space, large fitted dresser, radiator, window and door to garden.

LIVING ROOM Fireplace with tiled insert and marble mantle, cupboards and shelves in alcoves, sash bay window, radiator.

DINING ROOM Fireplace with tiled insert and mantle over, radiator, door to garden.

FIRST FLOOR

LANDING Radiator.

BEDROOM 2 Two fitted wardrobes, sash bay window, radiator.

ENSUITE Comprising panelled bath, separate walk-in shower, pedestal wash hand basin, low level w.c, sash window, radiator.

BEDROOM 3 Fitted cupboard, sash window, radiator.

BEDROOM 4 Fireplace with mantle, fitted cupboard, radiator, sash window.

BATHROOM Comprising panelled bath with mixer tap, separate walk-in shower, pedestal wash hand basin, radiator, tiled floor, part tiled walls.

SEPARATE W.C Comprising sink, low level w.c, tiled floor.

TOP FLOOR

BEDROOM 1 Sash window, walk in clothes hanging section, radiator.

ENSUITE Comprising walk in shower, pedestal wash hand basin, low level w.c, heated ladder style towel rail, tiled floor, part tiled walls.

BEDROOM 5 Fireplace with marble surround, sash window, radiator, airing cupboard.

STUDY Sash window and radiator.

OUTSIDE

FRONT GARDEN

SOUTH/WEST FACING REAR GARDEN Laid to lawn with patio area, shed, gate offering side access.

Council Tax Band E (taken from the government website, www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

STANFORD AVENUE

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA
187.2 sq m / 2014 sq ft

INCLUDING LIMITED USE AREA OF
4.4 sq m / 47 sq ft



Floor plan is for illustration and identification purposes only and is not to scale. All dimensions are approximate and should be used as a guide only. All dimensions are for internal use only and do not include external areas. All dimensions are for internal use only and do not include external areas. All dimensions are for internal use only and do not include external areas.

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Measuring Points: Storage Cupboard, Fitted Wardrobes, Garden Shrouded for Display, Daylight, B.

Ceiling Height: Hot Water Tank, Integrated Fridge / Freezer, Head Height Below 1.5m, Boiler.



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