

32 Queens Road, Brighton, BN1 3YE

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## Stafford Road, Brighton, East Sussex BN1 5PF £975 PCM

SUPERBLY LOCATED within the highly desirable Seven Dials area of Brighton, this ground-floor studio apartment offers a rare advantage of a PRIVATE PATIO GARDEN, providing an appealing blend of convenience and outdoor space. The property is ideally positioned close to local amenities and is only a short walk from Brighton Station, making it an excellent choice for a professional requiring straightforward access to transport links.

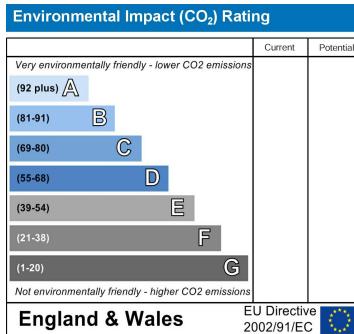
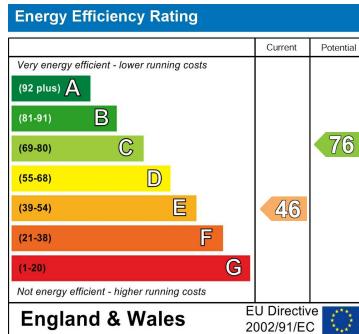
Designed with single-occupancy living in mind, the accommodation features a GENEROUSLY PROPORTIONED OPEN-PLAN LIVING AREA, allowing flexible arrangement of both seating and sleeping zones. The contemporary kitchen is fully equipped with an electric oven, hob, fridge/freezer and washing machine, supporting comfortable day-to-day living. UPVC French doors open directly onto the private patio garden, enhancing natural light and creating an effortless indoor-outdoor flow.

A separate shower room provides practicality and a clean, modern layout. The apartment is finished in NEUTRAL DÉCOR THROUGHOUT, offering a fresh and versatile backdrop suitable for a variety of personal styles. Modern electric heating ensures efficient warmth and year-round comfort.

Combining a private outdoor space, well-appointed interiors and a prime central location, this studio presents an excellent opportunity to secure a well-connected and appealing home in the heart of Brighton.

Offered unfurnished and available from 16th March 2026.





**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**

**TEL: 01273 274 000**

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998:**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

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