

# 9 Stanford Avenue

Brighton, BN1 6AD

**Guide price £400,000**

Stylish Duplex Apartment in Prime Preston Park Location with Large Communal Gardens

Set within a beautifully maintained double-fronted Victorian building, this elegant two-bedroom, two-bathroom duplex apartment spans over 865 sq ft and is located in one of Brighton's most sought-after residential areas — just moments from the open green spaces of Preston Park and a vibrant selection of local cafés, delis and restaurants.

From the moment you step through the front door of the building, the sense of quality and care is apparent. The communal hallway is immaculate, reflecting the well-managed nature of the property, and leads to a truly impressive home that has been tastefully styled and lovingly maintained by its current owners.

Inside, you're welcomed by a light-filled entrance hall with a window overlooking the rear gardens and stairs leading up to the bedroom level. The main living space is a generous open-plan lounge and kitchen, framed by a stunning bay window that floods the room with natural light. Engineered wood floors add warmth and elegance, while the modern kitchen is sleek and well-equipped, boasting integrated appliances including a fridge/freezer, dishwasher, Bosch electric oven and induction hob.

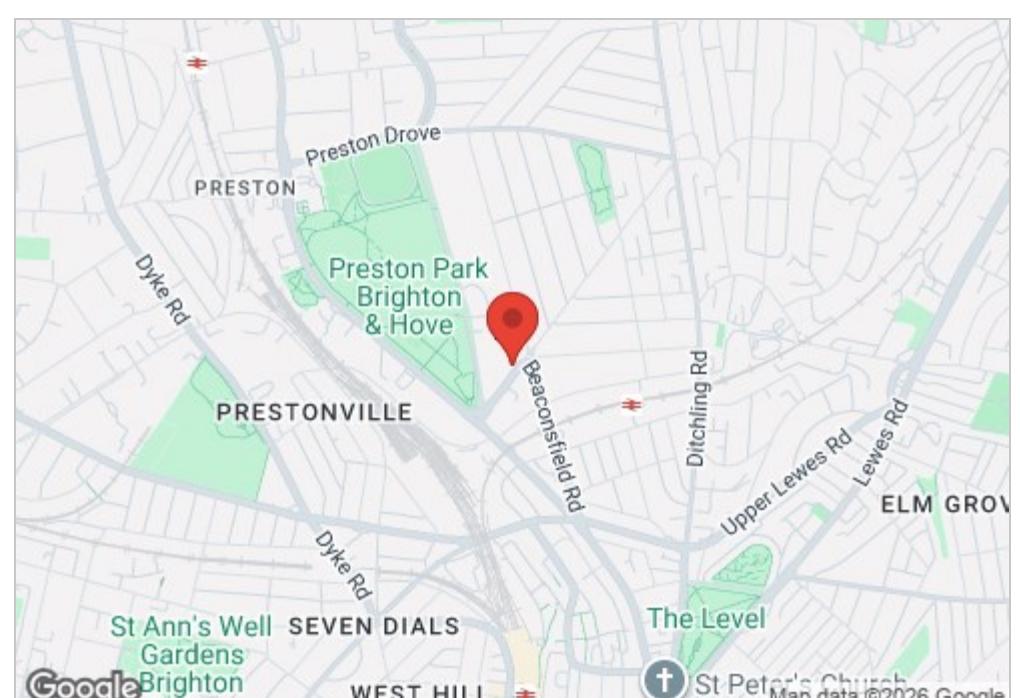
A contemporary bathroom with high-end finishes and space for utilities completes this level.

Upstairs, the principal bedroom feels bright and tranquil, featuring a Juliet balcony with leafy views over the communal garden, a walk-in storage cupboard, and a luxurious en-suite shower room. The second bedroom is also a spacious double, with excellent natural light from a Velux window and handy access to eaves storage.

Outside, residents enjoy exclusive access to a beautifully landscaped and impressively large communal garden — a true hidden gem. With a raised sun terrace and mature trees creating privacy and seclusion, it's the perfect place to relax, entertain, or enjoy a morning coffee in the sunshine.



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&  
**CO.**



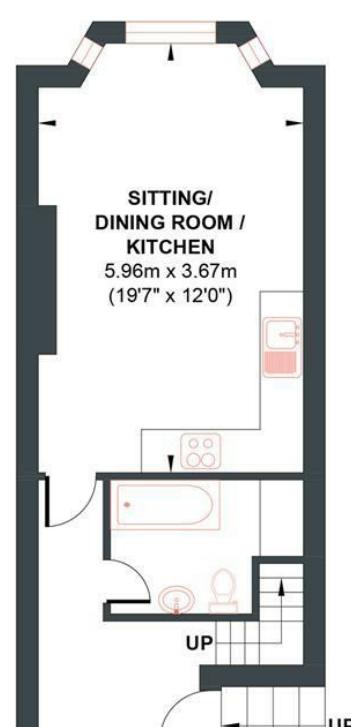
- Two generous double bedrooms and two stylish bathrooms
- Bright and spacious open-plan living/kitchen with bay window
- Principal bedroom with Juliet balcony, en-suite, and walk-in storage
- Located in the heart of Preston Park — 0.3 miles to the station
- Walking distance to vibrant local cafés and amenities
- Beautifully presented across two floors
- Modern kitchen with integrated appliances
- Large landscaped communal garden with sun terrace
- Within easy reach of Blakers Park, city centre, excellent schools, A23/A27

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	72
(39-54)	E	72
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## STANFORD AVENUE

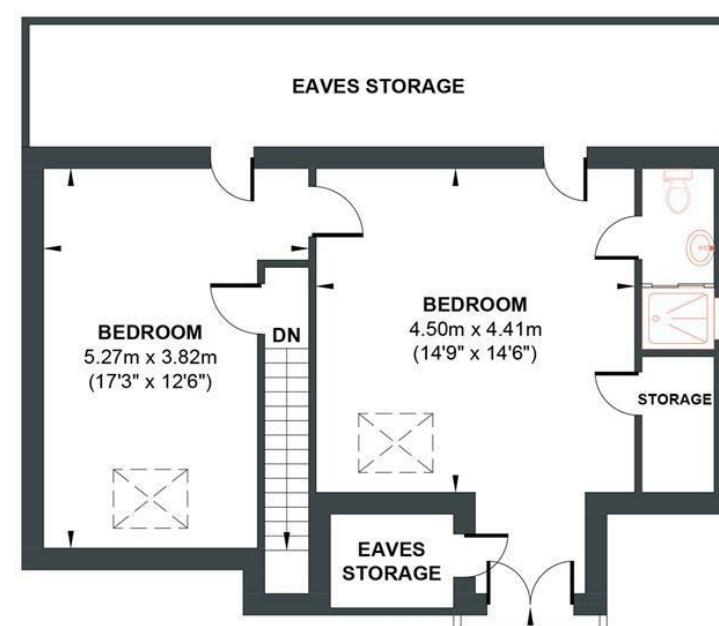
Approx. Gross Internal Floor Area = 80.38 sq m / 865.20 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



FIRST FLOOR

**Approximate Floor Area**  
358.43 sq ft  
(33.30 sq m)



**Approximate Floor Area**  
506.76 sq ft  
(47.08 sq m)

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All measurements are approximate

