

JohnHilton

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Est 1972



Ground Floor



Floor 1



Floor 2



Total Area Approx 1089.00 sq ft

79 Stanmer Villas, Brighton, BN1 7HN

To view, contact John Hilton:
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£525,000 Freehold

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79 Stanmer Villas Brighton BN1 7HN

Introducing this substantial 1930's bay-fronted terraced home, perfectly positioned in the highly sought-after Fiveways area. Brimming with potential, this characterful property features an incredibly versatile layout arranged over three floors. While previously utilised as an investment property, it possesses all the hallmarks of a classic, generous family home, offering its prospective purchaser a blank canvas to tailor the space to their own lifestyle needs, or even explore a combined home-and-income layout. The property comes to the market with the added benefit of no onward chain.



The heart of the home is the impressive, full-width, open-plan kitchen and living area on the ground floor. This bright, sociable space is designed for modern family life, providing the perfect hub for cooking, dining, and relaxing together. From here, the accommodation flows seamlessly out into a generous rear garden with a lovely leafy green outlook, offering a private, peaceful sanctuary for children to play and adults to entertain. There is also a useful cellar accessed from the garden.

Currently, the six bedrooms are arranged as one to the ground floor, three to the first floor and the remaining two to the lower ground floor. Of course, as a family home, bedrooms may be fewer, using the others to achieve greater living space and ensure ample room for a growing family, guest accommodation, or dedicated work-from-home spaces. The bedrooms are well-served by two independent shower rooms – one on the first floor and the other on the second.



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	
		84
	72	

Council Tax Band: **C**

- NO ONWARD CHAIN
- Previously Let as a Six-Bedroom HMO
- Suited to Family Buyer
- Close to Well-Reputed Schools
- Brighton's Fiveways District
- Good-Sized Rear Garden
- Two Shower Rooms
- Arranged Over Three Floors
- Great for Transport Links
- Open-Plan Kitchen/Living Space

Location is paramount for family life, and Fiveways delivers an exceptional lifestyle. The surrounding neighbourhood is celebrated for its warm community spirit, offering an array of excellent local shops, bakeries, cafés, and leisure facilities just moments away.

The property is perfectly placed for highly regarded local primary and secondary schools, making the morning run effortless. Furthermore, excellent transport links provide swift connections to Brighton city centre, the seafront, and nearby universities, ensuring this home is as practical as it is appealing.

To fully appreciate the space, potential, and prime location of this wonderful 1930's home, viewing is highly recommended. Contact our team today to arrange your private appointment.