



121A Stanford Avenue
Brighton, BN1 6FA

Offers in the region of £250,000

A spacious and well presented one bedroom ground floor garden flat, offering approximately 741 sq ft of versatile accommodation and benefiting from the added advantage of its own private entrance and front door.

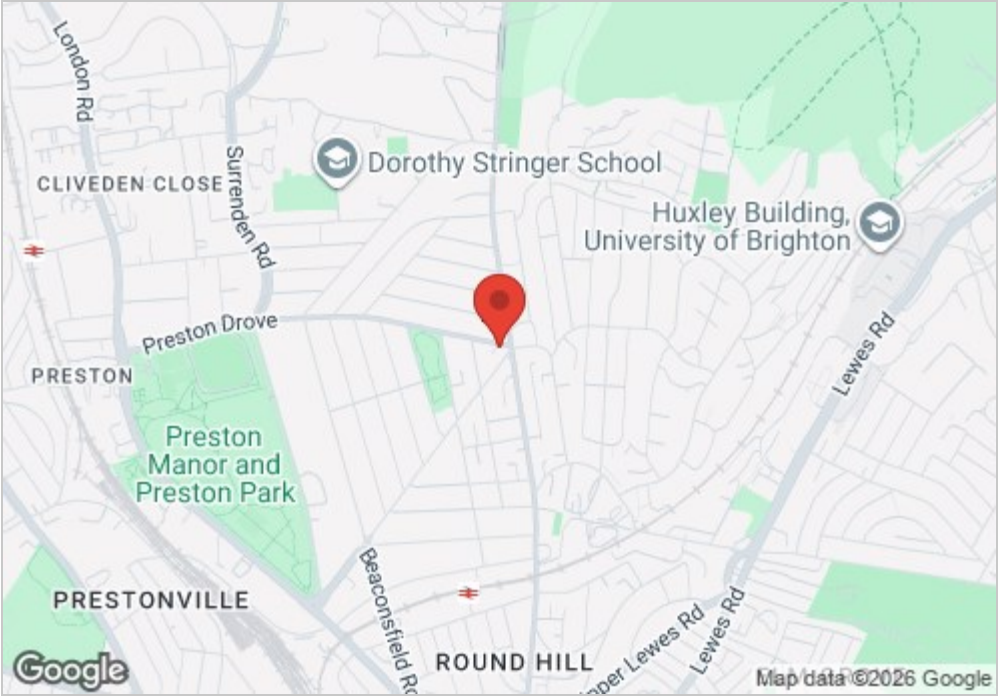
The property features a particularly generous living and dining room, measuring approximately 21ft in length and providing plenty of space for both comfortable seating and a full-size dining table. Large windows allow for good natural light, creating a bright and welcoming main reception space.

The separate kitchen is fitted with a range of wall and base units, work surfaces and integrated cooking appliances, while the well proportioned double bedroom offers ample space for wardrobes. A modern bathroom completes the main living accommodation.

A real standout feature of the property is the substantial additional room, currently utilised for storage and housing a tumble dryer and freezer, the room benefits from electricity and offers an exceptional amount of useful additional space. Its generous proportions provide plenty of flexibility for a variety of uses, whether as a home office, occasional guest space, hobby room, gym or simply excellent additional storage, depending on a buyer's individual requirements.

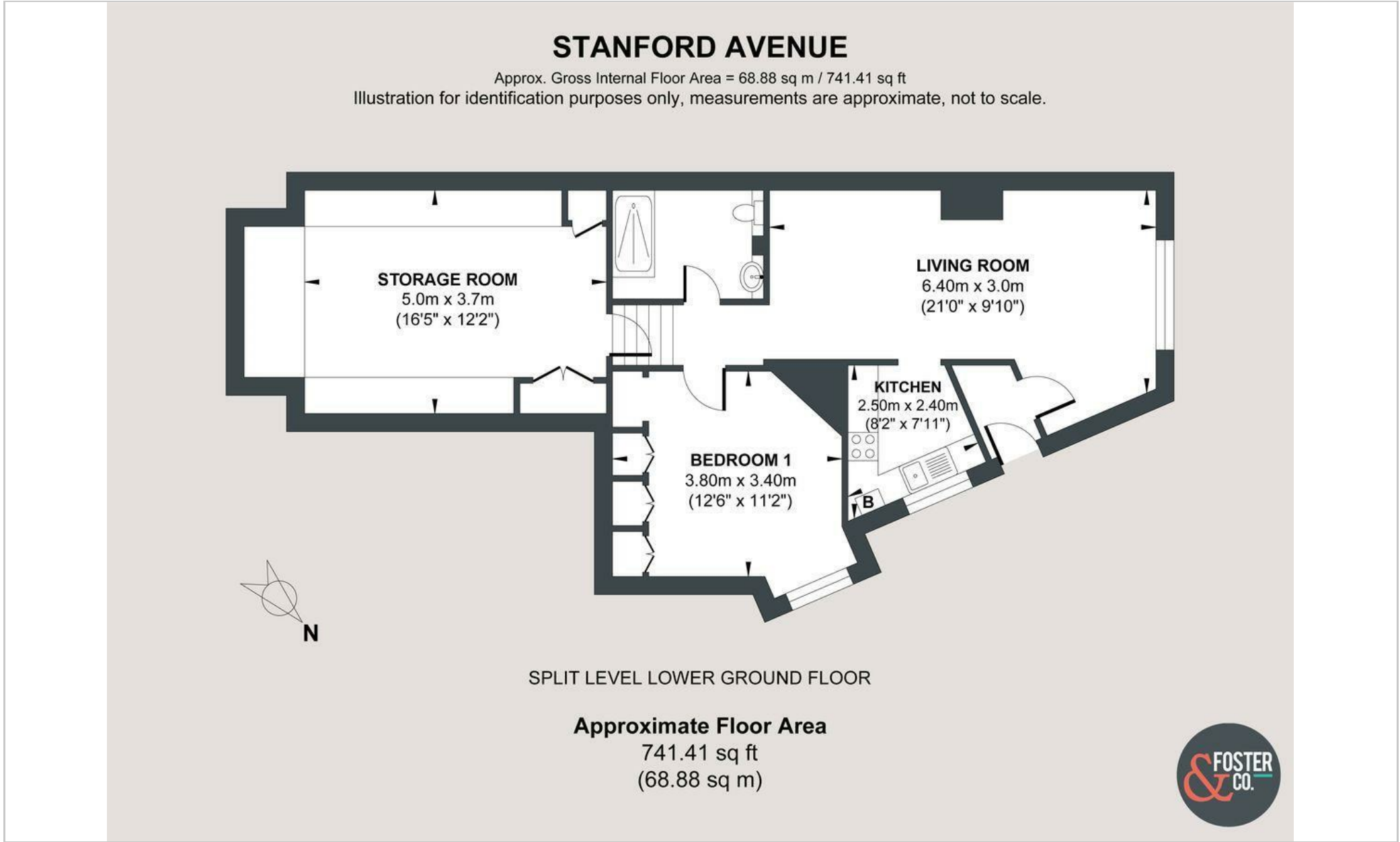
Outside, the flat enjoys its own private garden, arranged with a decked seating area and additional planted space, creating an ideal spot for outdoor dining, entertaining or simply relaxing during the warmer months.

Situated in the popular Fiveways location, the property is ideally positioned for the excellent selection of independent shops, cafes and everyday amenities nearby. Both Preston Park and London Road railway stations are within approximately a 20 minute walk, making this a particularly convenient location for commuters. Combining generous accommodation with a private front door, substantial additional storag



- Spacious One Bedroom Ground Floor Garden Flat
- Own Private Entrance & Front Door
- Generous Double Bedroom
- Huge Storage Room
- Separate Fitted Kitchen
- Approximately 741 Sq Ft of Accommodation
- Impressive 21ft Living & Dining Room
- Private Garden
- Popular Fiveways Location
- Excellent Storage Throughout

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	65	76
EU Directive 2002/91/EC		



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All measurements are approximate

