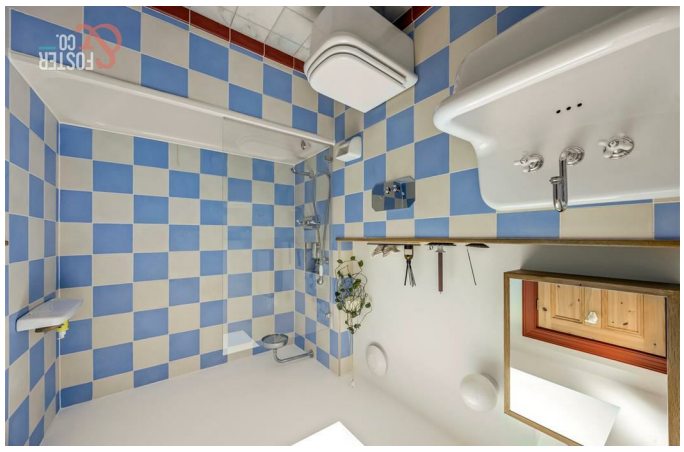

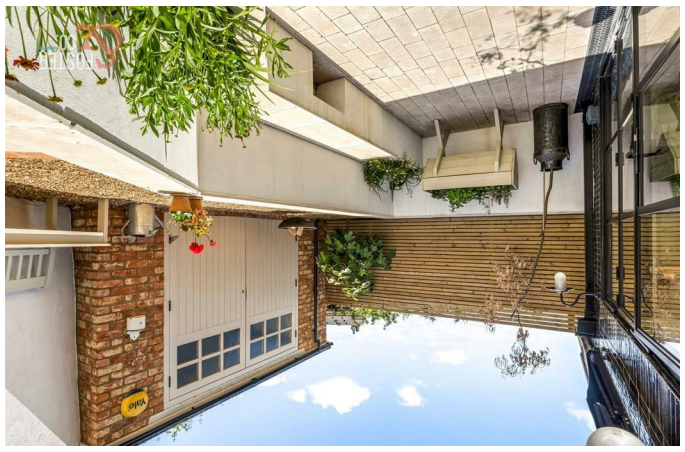

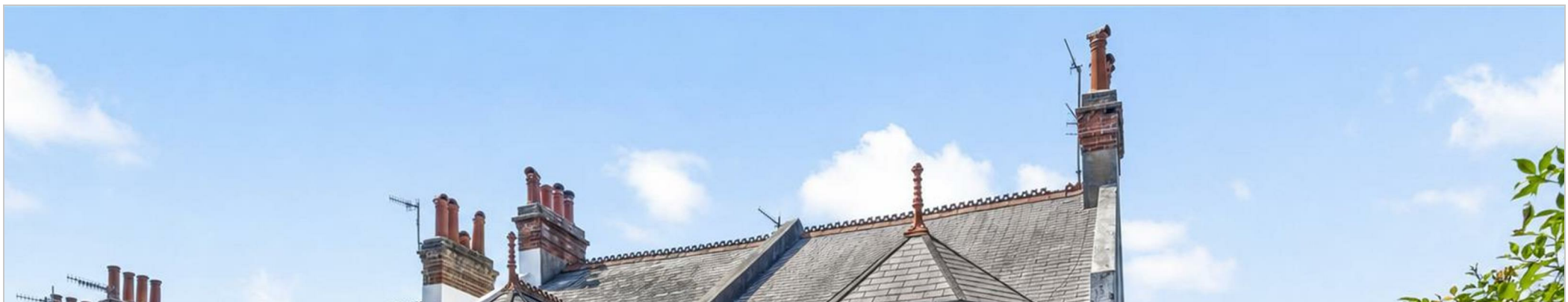

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Tel: 01273 830 919 **Email:**brighton@fosterandcoestateagents.co.uk www.fosterandcoestateagents.co.uk

65 Stanford Avenue

Brighton, BN1 6FB

Guide price £550,000

The impressive reception room is a wonderful introduction to the home, showcasing high ceilings, original wood flooring, intricate period mouldings and a large bay window that fills the space with natural light. A striking fireplace with a wood-burning stove provides an attractive focal point, creating a room that is equally suited to cosy evenings and stylish entertaining.

The principal bedroom is a beautifully proportioned space that continues the home's elegant period charm. High ceilings, ornate cornicing, decorative ceiling detailing and a feature fireplace combine with large sash windows to create a bright, tranquil room with a refined and timeless feel.

To the rear, the stunning kitchen/dining room forms part of a thoughtfully designed extension, constructed to modern building regulations with energy efficiency and insulation at its core. Benefiting from underfloor heating throughout, this exceptional space features a bespoke handmade kitchen with luxurious marble worktops and an impressive range of integrated appliances by Neff, Bosch and Smeg. A recently installed boiler provides additional peace of mind.

Overhead roof lights flood the room with natural light, while striking Crittall-style double doors open directly onto the private rear garden, creating an effortless connection between indoor and outdoor living. With generous dining space and excellent storage, this is a superb setting for both everyday family life and entertaining guests.

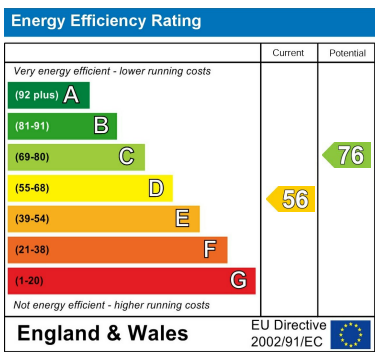
The rear garden has been thoughtfully landscaped to provide a stylish, low-maintenance outdoor retreat. Featuring paved and gravelled seating areas, raised planting beds, built-in seating and ample space for al fresco dining, it offers a private setting to enjoy morning coffee, summer entertaining or relaxing evenings. A useful detached outbuilding provides excellent additional storage for bicycles, gardening equipment or general household items.

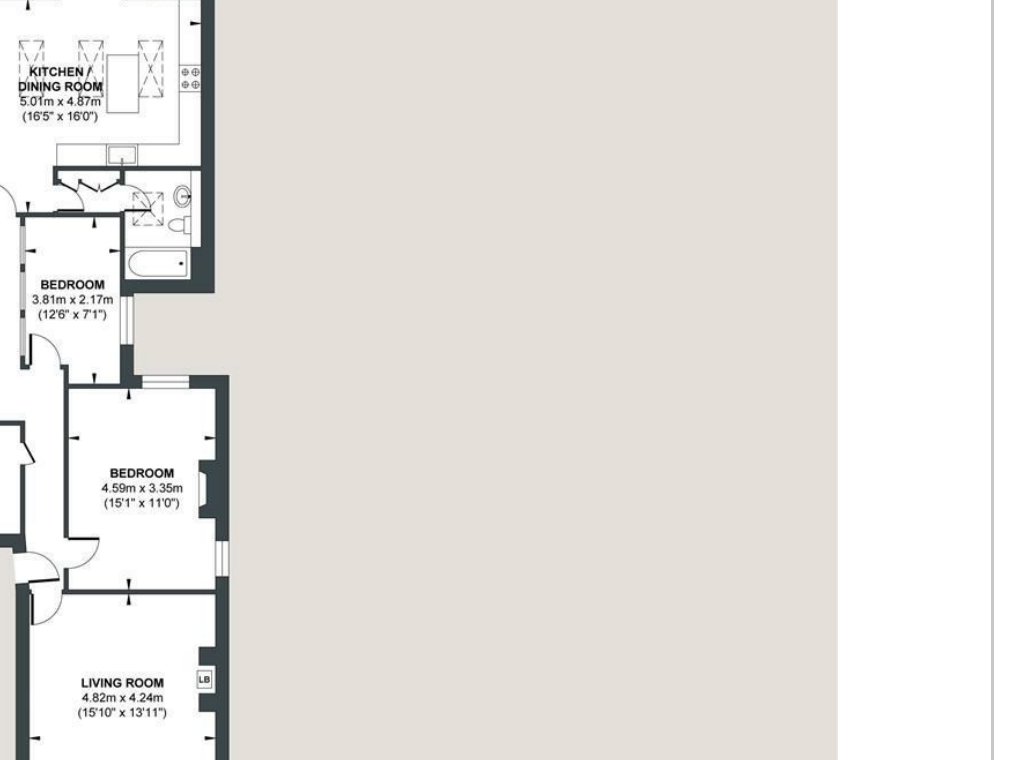
A second well-proportioned bedroom and a beautifully appointed bathroom complete the accommodation, while generous understairs storage provides excellent practicality. To the front of the property, a further private garden enhances the sense of space and privacy, creating an attractive approach to the home.

Perfectly positioned in one of Brighton's most desirable residential locations, Stanford Avenue is ideally placed for Preston Park Station, local independent cafés, shops and regular bus services. The green open spaces of Preston Park are within easy reach, while Brighton city centre and the seafront are just a short journey away.

Offering an exceptional combination of period elegance, high-quality contemporary finishes and private outdoor space, this outstanding apartment presents a rare opportunity to acquire a truly turnkey home in one of the city's most sought-after locations.

- Beautifully renovated two-bedroom Victorian garden flat
- Elegant bay-fronted reception room with high ceilings
- Bespoke cabinetry, quality worktops and a central island
- Private garden terrace
- Excellent transport links
- Generous accommodation extending to approximately 884 sq ft.
- Stunning open-plan kitchen/dining room
- Large roof lanterns and Crittall-style doors
- Ideally positioned close to Preston Park
- Guide Price £550,000 to £600,000





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