



Stanley Road, BN2

£725,000 - £750,000

ASTON
VAUGHAN

INTRODUCING

Stanley Road, BN2

3 Bedroom | 2 Bathroom | Low Maintenance Garden |

Nestled in a highly sought-after central Brighton location, this exceptional three-bedroom period house presents a rare opportunity to acquire a meticulously renovated home, offered to the market with the significant advantage of no onward chain. This property has been completely re-styled to a contemporary standard, thoughtfully incorporating industrial touches that create a truly unique and inviting living space.

Upon entering, you are immediately greeted by the seamless flow of the open-plan living room and dining room. This expansive area is perfect for both relaxed family life and entertaining guests, leading effortlessly into the extended kitchen. The side return extension has been masterfully executed, creating an excellent kitchen breakfast room that is bathed in natural light. Here, bi-folding doors open directly onto the re-landscaped rear garden, blurring the lines between indoor and outdoor living and providing delightful views of your private oasis.

The kitchen itself is a testament to modern design and functionality, equipped with high-quality fixtures and fittings that complement the property's contemporary aesthetic. It serves as the heart of the home, ideal for culinary enthusiasts and social gatherings alike.

Ascending to the first floor, you will find three well-proportioned bedrooms. The master bedroom benefits from a stylish en suite bathroom, offering a private sanctuary. A further family bathroom serves the remaining bedrooms, both finished to an equally high standard, reflecting the comprehensive renovation undertaken throughout the property.





Externally, the re-landscaped rear garden is a true highlight. Sunny and secluded, it provides a tranquil escape from the hustle and bustle of city life, perfect for al fresco dining, relaxation, or children's play. The attractive period facade of the house adds to its considerable kerb appeal, blending classic charm with modern sophistication.

The location of this home is truly unparalleled. Situated centrally, it offers superb connectivity and convenience. Brighton's main station and London Road station are both within easy reach, making commuting a breeze. The property is also ideally positioned close to the expansive green spaces of Preston Park, providing ample opportunities for recreation and leisure. Families will appreciate the proximity to excellent local schools, while the vibrant Preston Circus area, with its array of great amenities, coffee shops, and pubs, is just a short stroll away. This combination of a beautifully finished home and an unbeatable location makes this property an outstanding choice for discerning buyers seeking the best of Brighton living.







Good to Know

Local shops are 2 minutes away Brighton mainline station is 15 minute walk Direct access to communal gardens and The Level is a 4 minute walk

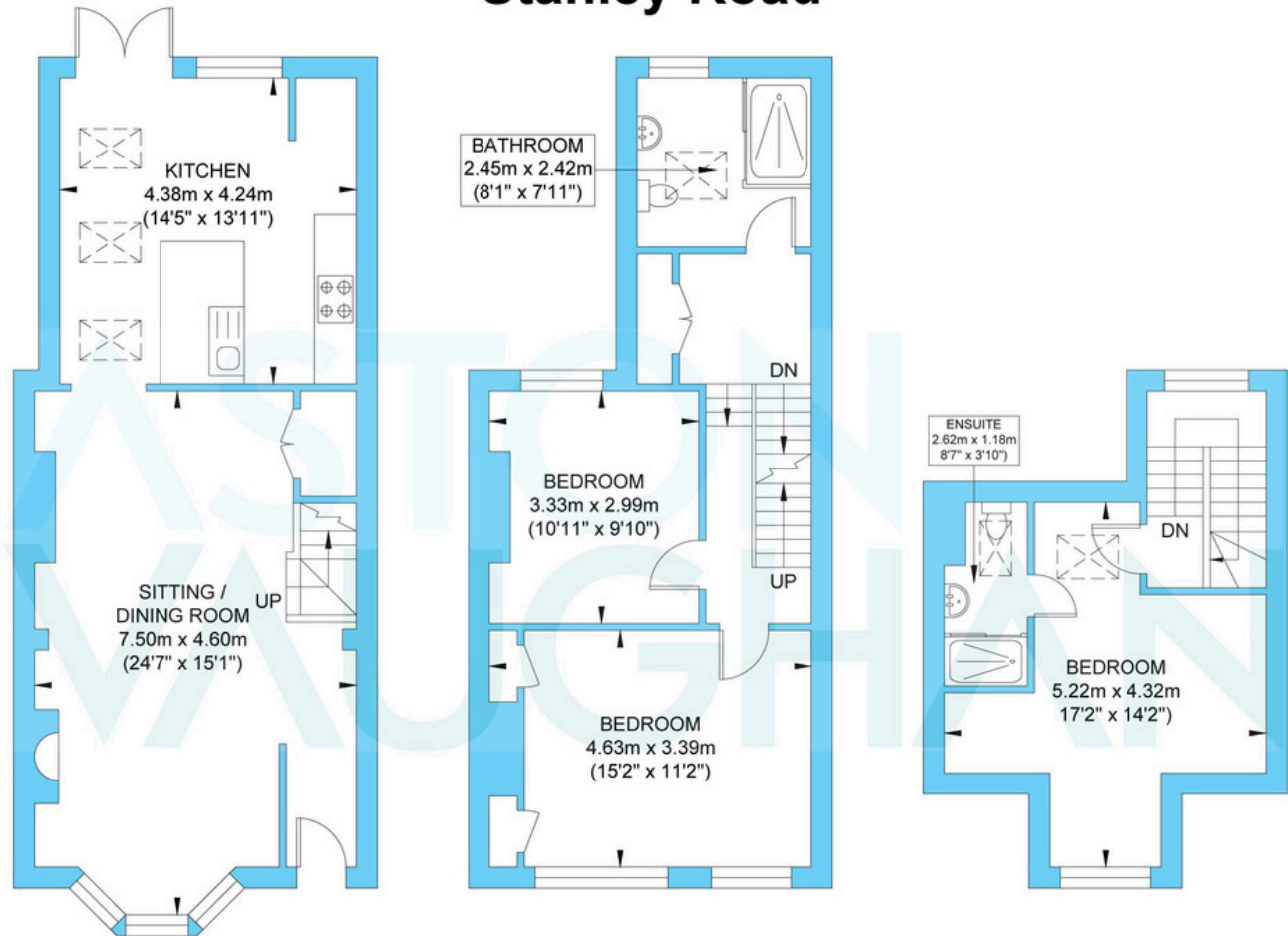
Education

Primary: Downs Infant and Junior Schools
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC
Private: Brighton College, Lancing College, Montessori

Location Guide

Brighton's bohemian North Laines are on your doorstep, hosting a plethora of cafes, restaurants and boutique shops, or there are several local supermarkets and gastro pubs nearby. The local schools are highly regarded and there is a real sense of community within the street. Transport links are excellent with Brighton and London Road Stations within walking distance offering links to the universities and London. For families with young children there are several parks with play areas nearby, and the beach is just 20-minutes on foot. With so many exceptional features, this home will appeal to anyone looking to live in a stylish and luxurious space within a family friendly community.

Stanley Road



Ground Floor
Approximate Floor Area
553.69 sq ft
(51.44 sq m)



First Floor
Approximate Floor Area
457.79 sq ft
(42.53 sq m)

Second Floor
Approximate Floor Area
244.13 sq ft
(22.68 sq m)

Approximate Gross Internal Area = 116.65 sq m / 1255.61 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.