

32 Queens Road, Brighton, BN1 3YE

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www.psandb.co.uk



Stanford Avenue, Brighton, East Sussex BN1 6AA £895 PCM

UK GUARANTOR REQUIRED FOR ALL TENANCIES PS&B are pleased to present this charming and NEWLY REDECORATED one bedroom flat, ideally positioned on the first floor of a well-maintained period conversion, just moments from the green open spaces of Preston Park.

This compact residence offers a thoughtfully arranged layout comprising a BRIGHT AND SPACIOUS lounge/dining area, enhanced by large bay windows that provide pleasant views over Stanford Avenue and allow for an ABUNDANCE OF NATURAL LIGHT. The bedroom is a small double, featuring built-in wardrobes for convenient storage.

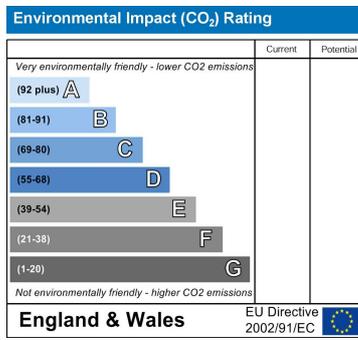
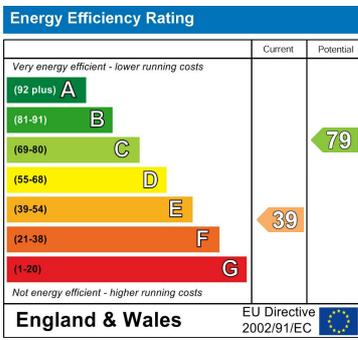
The separate kitchen, though compact, includes a brand-new electric oven and hob, along with a new fridge/freezer. The bathroom is neutrally decorated and fitted with a BATH ONLY (no shower), WC, and washbasin.

Additional benefits include the property's proximity to a variety of local amenities. It is within walking distance of Beaconsfield Road and London Road, offering access to a wide selection of shops, cafés, restaurants, and excellent transport links.

This property presents an ideal opportunity for a single occupant or couple seeking a well-located and stylishly updated home in one of Brighton's most desirable residential areas.

Offered unfurnished and available for immediate occupancy.





VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 000

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

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