



12 Stanford Court Stanford Avenue, Brighton, BN1 3AA

£250,000 Share of Freehold

Stylish 1 bedroom first floor flat forming part of this highly SOUGHT AFTER purpose-built block opposite the south end of Preston Park, perfectly positioned within walking distance of Brighton Mainline station, London Road station & Preston Park station, the city centre and an excellent range of local shops, cafés and amenities. Beautifully presented throughout, the property offers a BRIGHT DUAL ASPECT lounge flooded with natural light and views of the park, a MODERN fitted kitchen and a contemporary shower room finished to a high standard and with access to well-maintained communal lawned gardens. Offered with a SHARE OF THE FREEHOLD and a LONG LEASE, this superb apartment is highly recommended for viewing and would make an ideal first home. Energy Rating: D67

Communal front door to:

Communal Hallway

Stairs rising to first floor, personal front door to:

Hallway

Wooden flooring, 3 x built in storage cupboards, doors to all rooms:

Kitchen

Range of wall & base units with wooden work surfaces over, inset sink with mixer tap & drainer, inset hob with extractor over, integrated oven below, space for fridge, space & plumbing for washing machine, built in pantry, part tiled walls, wooden flooring, window to front.

Open Plan Lounge/Dining Room

Window to front & side with views of Preston Park, wooden flooring, electric radiator.

Bedroom

Window to side & rear, electric radiator, wooden flooring.

Cloakroom

Installed in 2025, WC, with wash hand basin with mixer tap, part tiled walls, tiled floor, window to rear with frosted glass.

Shower Room

Installed in 2025, wash hand basin with mixer tap & vanity storage below, large walk in shower cubicle with mains fed shower over, built in storage cupboard, part tiled walls, tiled floor, window to rear, door to side with steps down to communal gardens.

Outside

Communal Gardens

Laid to lawn.

Total approx floor area

53.7 sq.m. (577.8 sq.ft.)

Parking zone J

Council tax band B

V 2

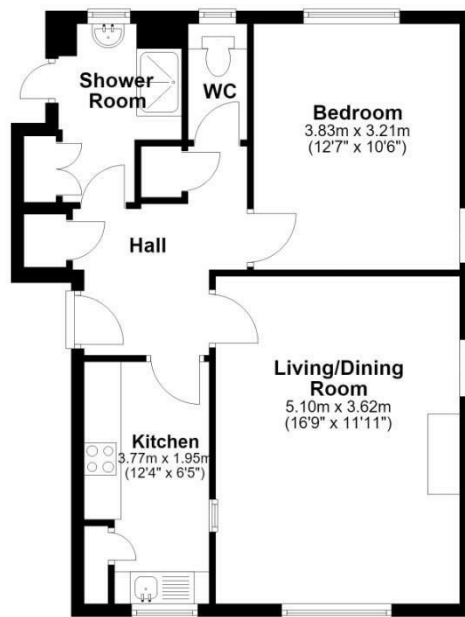
What the owner says:

"Living in Stanford Court on Stanford Avenue means waking up in a lovely leafy pocket of the city and right across from the park. We have lived here for 11 years and will be really sorry to go. It's perfectly positioned right on the edge of the expansive Preston Park, you have a massive green "front garden" just steps from your door, handy for dog walking, ideal for morning jogs, weekend picnics, a relaxed coffee, or even a park run. There is a wonderful community feel to this neighborhood too, and our neighbours are super friendly - plus, it's just moments from the cinema, a new sauna and a really good deli for lunches! There's also great pubs nearby, and a direct bus to town and to the seaside. It is incredibly easy to get around from here, we have both commuted to London and to Eastbourne with ease - London Road railway station is practically on your doorstep for effortless local hops, while Brighton's main station is 8 minutes walk to get to London and Gatwick. The flat is really light and bright which is rare in this city, and the wooden floors make it feel really big. We recently renovated the bathrooms and kitchen, so it's all ready for someone to move in. It was our first home so we hope someone else will love it as much as we have. Parking nearby is also very easy, and super handy to have the garden for sunny days, plus bike racks with plenty of space. "





First Floor



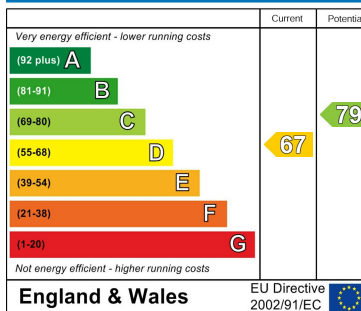
Total area: approx. 53.7 sq. metres (577.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

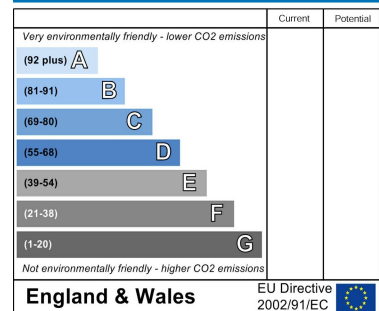
Plan produced using PlanUp.

Stanford Court

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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