



Stanford Avenue

Brighton

Guide Price £210,000 – £220,000



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Ideally located close to Preston Park and London Road Station, this ONE BEDROOM THIRD FLOOR APARTMENT forms part of an attractive PERIOD BUILDING and is offered for sale with NO ONWARD CHAIN, ALLOCATED PARKING and a SHARE OF FREEHOLD.

Measuring approximately 403 sq ft (37.4 sq m), the apartment features a bright open-plan kitchen, living and dining room, with good proportions and plenty of natural light. The fitted kitchen is arranged to one side and incorporates a breakfast bar, creating a natural separation from the living area while providing additional dining space.

There is a good-sized double bedroom and a bathroom fitted with a classic white suite. A built-in cupboard in the hall provides useful additional storage.

The Local Area

Situated a moment's walk from Preston Park, the extensive lawns, gardens, café, historic velodrome, tennis courts and rockery found in Brighton's largest park offer something for everyone. Stanford Avenue is well-positioned in a popular area of Brighton, close to the wide range of shops, cafés and everyday amenities found along London Road and The Open Market.





Brighton city centre, the seafront and Brighton mainline station with its regular services to London, Gatwick and further afield are all easily accessible, making the location ideal for both commuters and those who enjoy city living. Also within easy reach are the areas of Fiveways and Preston Circus, which both offer independent coffee shops, restaurants and vibrant local atmospheres.

Reliable bus services travel to the centre of both Brighton and Hove, to the seafront, as well as to the South Downs and Devil's Dyke, while London Road station provides quick services to the universities and beyond.

Further Information

This property has an allocated parking spot. The council tax band is B, which is currently charged at £2,006.23 for 2026/27.

EPC rating - E

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS Tenure: Share of Freehold

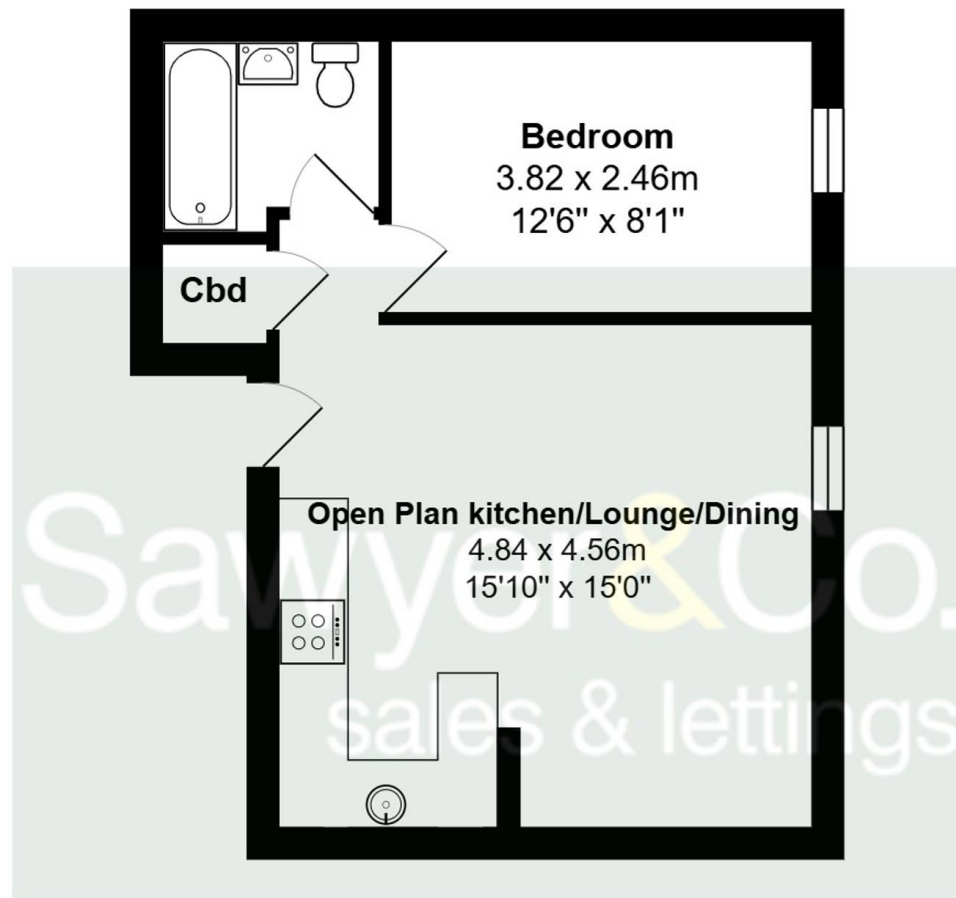
Unexpired term on lease - 984 years remaining

Service Charge - £1,487.72pa

This information has been provided by the seller. Please obtain verification via your legal representative.







Total Area: 37.5 m² ... 403 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co– Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.