

# 11 Stafford Road

Brighton, BN1 5PE

**Asking price £875,000**

DOUBLE FRONTED | FIVE BEDROOMS | WEST FACING GARDEN

Occupying an attractive double-fronted position in the ever-popular Port Hall district of Brighton, this substantial five bedroom period home offers generous and versatile accommodation arranged over three floors, extending to approximately 1,749 sq ft. Offered vacant and chain free, the property presents an exciting opportunity for buyers to move quickly and put their own stamp on a well-proportioned family home.

The ground floor is well arranged around a central hallway, providing a balanced and practical layout. To the right, there is a spacious kitchen/dining room, creating a sociable and functional hub of the home. To the left, a superb through living room/drawing room spans the full depth of the property, with internal doors offering flexibility to divide the space if desired, forming either one large reception area or two separate rooms. This area benefits from excellent natural light and opens directly onto the west-facing garden, ideal for seamless indoor-outdoor living. The ground floor level is completed with a WC.

The first floor offers three well-proportioned bedrooms, including a notably spacious principal room, along with a family bathroom and additional storage completing the accommodation on this level.

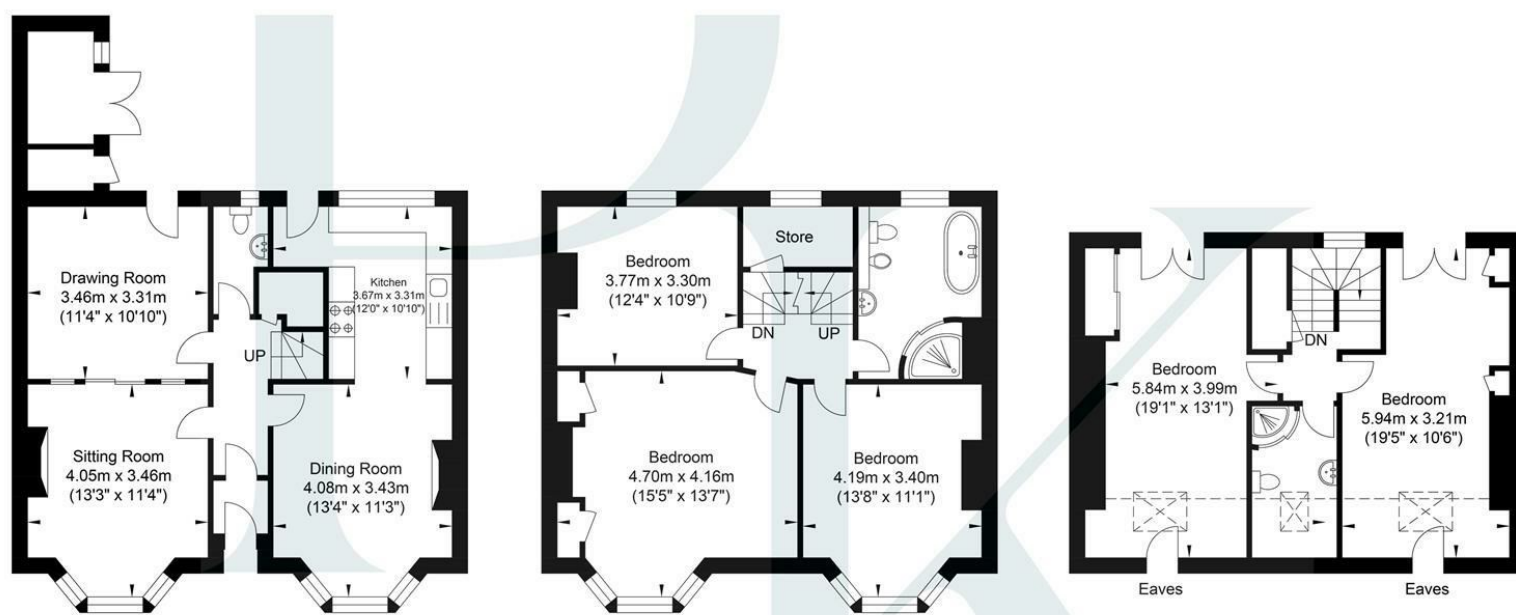
On the second floor, two further bedrooms provide excellent flexibility for growing families, guest accommodation or home working, with useful eaves storage also incorporated. There is also a shower room serving this level.

Stafford Road is perfectly positioned within one of Brighton's most sought-after residential areas, known for its strong sense of community and excellent local amenities. The property falls within highly regarded school catchments, including Stanford Infant and Junior Schools and BHASVIC Sixth Form College, while a number of respected independent schools are also close by.

Brighton mainline station is less than a ten-minute walk away, offering fast and frequent services to London and Gatwick. The vibrant Seven Dials is within easy reach, with its eclectic mix of cafés, restaurants, delis and independent shops, while the green open spaces of Dyke Road Park and St Ann's Well Park provide welcome nearby escapes.



## Stafford Road



Approximate Gross Internal Area = 162.51 sq m / 1749.24 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
79	60

Very energy efficient - lower running costs  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	G

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

Pearson  
Keehan