



56 Stanmer Villas, Brighton, BN1 7HN

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall * Bay Fronted Living Room * Fitted Kitchen/Dining Room

FIRST FLOOR: Three Bedrooms * Modern Shower Room * Spacious landing.

OUTSIDE: Lovley Garden with Rear Access.

The entrance hall sets a calm, welcoming tone, leading through to a west-facing living room where natural light pours in throughout the afternoon, creating a cosy space for relaxing, reading or unwinding at the end of the day. To the rear, the open-plan kitchen and dining area forms the true heart of the home — a sociable, easy-flow space designed for cooking, conversation and everyday family life. A glazed door opens directly onto the garden, allowing seamless indoor-outdoor living and making summer evenings, weekend breakfasts and gatherings with friends feel effortless.

Upstairs, three well-proportioned bedrooms provide peaceful retreats, complemented by a stunning contemporary shower room.

The east-facing garden enjoys gentle morning light and offers a generous space for planting, play or simply enjoying a quiet moment outdoors. With gas central heating and double glazing throughout, this is a charming period home that blends comfort, character and lifestyle appeal in equal measure.



Situated in this popular residential area with good local shopping available nearby in 'The Dip' and at the nearby Fiveways including a Post Office, Coop, Greengrocer and Butcher as well as good public transport to all parts of Brighton and Hove. There are good schools close by catering for children of all ages including Hertford Road Infants & Junior School. Brighton City centre with its main shopping thorofare and the seafront with its fine bathing beaches and recreational facilities being approximately 2 miles distant. The property is also close to the lovely Burstead Woods which lead up to the Downs and are very popular with dog walkers.

Local Information

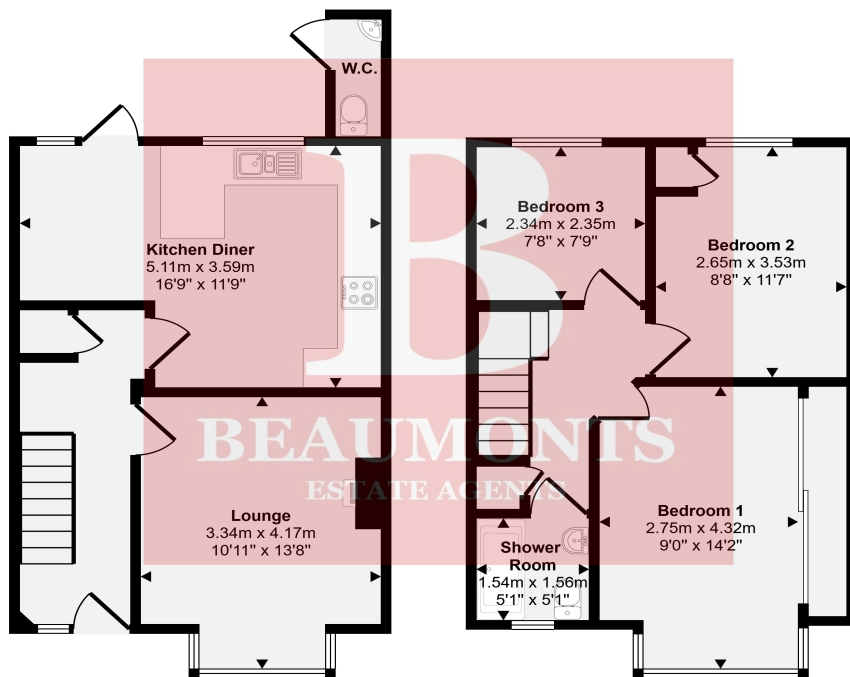
Downs Junior & Infants Schools	1.1 miles
Hertford Road Infants	0.3 miles
Dorothy Stringer High School	1.5 miles
Varndean Schools Complex	1.2 miles
Cardinal Newman School	2.3 miles
Preston Park Station	1.8 miles
London Road Station	1.1 miles
Brighton Mainline Station	2.0 miles

Brighton Seafront	2.2 miles
Brighton Shopping Centre	2.0 miles
All distances approximate	

Council Tax Band C



Approx Gross Internal Area
79 sq m / 848 sq ft



Ground Floor
Approx 40 sq m / 430 sq ft

First Floor
Approx 39 sq m / 418 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.