Flat 2, 6, Stanford Avenue, Brighton, BN1 6AA

Spencer
&Leigh

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Price £210,000 - Leasehold

- Ground floor flat within a period building
- Brand new lease of 170 years
- Located at the Entrance to Preston Park
- Ideal First Purchase or Buy To Let Investment
- Private Residents Parking
- One bedroom
- No-Onward Chain
- Large Original Sash Windows having a bright Southerly aspect
- Requires some modernisation
- Easy Transport Links to and from the City Center

This property is being sold with a brand new lease, private residents' parking, and no onward chain! Located on the raised ground floor of an attractive period building, the property retains many original features, including high ceilings and beautiful cornicing in the communal hallway. This particular flat is situated towards the rear, benefiting from a southerly aspect in the main rooms, highlighted by near floor-to-ceiling bay sash windows.

The main living area measures over 5.1m x 4m, with additional space featuring a recessed kitchen. While the property could use some modernisation, this presents a great opportunity for investment or a first-time purchase. The bedroom is located down the corridor, along with a separate bathroom and toilet.

The location truly is the icing on the cake, as it is just at the entrance to Preston Park, which features cafés, a variety of recreational facilities, lawns, formal flower borders, and rose gardens. It is also conveniently close for a short bus ride to Brighton city centre.

Call now to book your viewing appointment with the vendor's chosen local independent agent, Spencer & Leigh.

Stanford Avenue is a highly sought location with its close proximity to Brighton and Preston Park mainline railway stations. There are what are considered to be good local schools along with access to other travel networks such as bus or road. Brighton & Hove City is a comfortable walk away with its abundant shopping facilities and many attractions.

Communal Entrance

Stairs rising to all floors

Entrance

Entrance Hallway

Living Room
16'11 x 13'4

Kitchen
11'0 x 5'0

Bedroom
10'6 x 9'10

Bathroom
5'7 x 5'1

Separate WC

OUTSIDE

Residents Parking

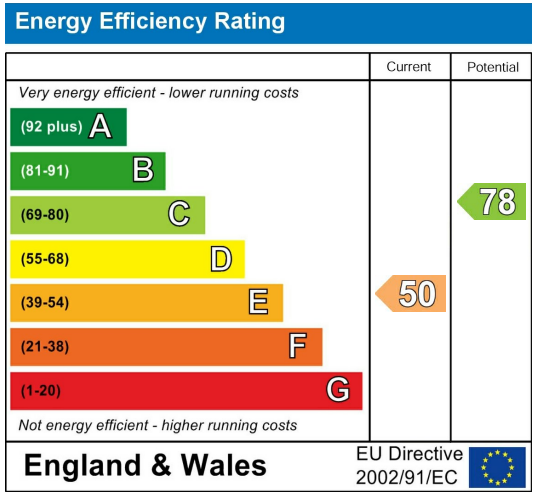
Property Information
Council Tax Band A: £1,719.63 2026/2027
Service Charge - £1,206.16 p/a
No Ground Rent
170 years remaining on lease
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Residents parking and restricted on street parking - Parking Zone J
Broadband: Standard 13Mbps, Superfast 80Mpbs & Ultrafast 1000Mbps available (OFCOM checker)
Mobile: Fair/Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk

Council:- BHCC
Council Tax Band:- A



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

Total Area: 48.0 m² ... 516 ft²

All measurements are approximate and for display purposes only.

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