



hamlyn  
smith.

Stanford Avenue, Brighton, BN1 6AA

Guide price  
£250,000 - £260,000

# hamlyn smith.



1 Bedroom



1 Reception



1 Bathroom

**\*\*Guide price £250,000 - £260,000\*\***

We are pleased to present this charming and homely period apartment, set on the top floor of an attractive Victorian building on Stanford Avenue. Ideally located beside the southern end of Preston Park, the property also benefits from convenient on-site parking with a dedicated parking space.

- One bedroom apartment
- Top floor
- South facing aspect
- Allocated parking space
- Conveniently located close to Preston Park
- Lease extension available by separate negotiation





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The bright and spacious reception room enjoys a desirable south-facing aspect with far-reaching views. A large window fills the room with natural light, creating a warm and inviting atmosphere throughout the day.

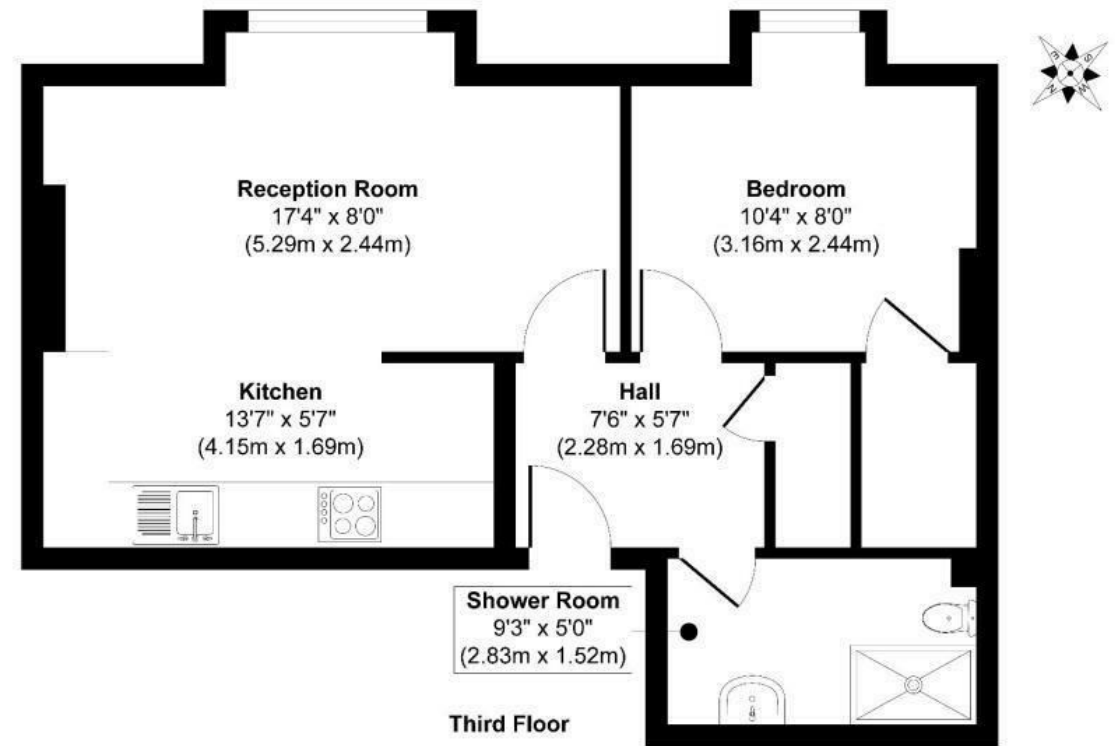
The generous double bedroom also benefits from the sunny south-facing outlook and features a large walk-in wardrobe. The stylish shower room includes a spacious walk-in shower with tiled surround and contrasting grout, a modern thermostatic shower with dual heads including a rainfall shower, and a contemporary wash basin.

The well-designed kitchen has an open aspect, making it ideal for entertaining or socialising with guests. It is fitted with sleek white gloss cabinetry and oversized contrasting tiled splashbacks. An inner hallway provides additional storage with a useful cupboard.

Stanford Avenue is superbly positioned next to Preston Park, offering wide open green spaces, tennis courts, a velodrome, and two popular cafés — the Rotunda Café and the Chalet Café. Nearby Preston Circus is home to the Duke of York's Picturehouse, Brighton's much-loved historic cinema showing a wide range of films throughout the week. St Augustine's Arts & Events Centre, with its yoga studio and café, is also close by.

A short walk down London Road leads to the vibrant Open Market, known for its independent shops, artist studios and food stalls. The area also boasts a great selection of local pubs and restaurants including The Open House, The Signalman, The Jolly Brewer, Preston Park Tavern and The Roundhill.

Brighton Mainline Station is approximately a 15-minute walk away, offering direct services to London Bridge and Victoria. London Road Station is just moments away with routes to Lewes and beyond. Several bus routes, including the 5, 5A and 5B, run nearby and provide easy access into the city centre.



Third Floor

**Approx. Gross Internal Floor Area 455 sq. ft / 42.29 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

