



93c Stanford Avenue
Brighton, East Sussex BN1 6FA
Offers In Excess Of £200,000



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An opportunity to aquire this brand newly re-furbished 1 bedroom 1st floor converted flat forming part of this substantial double fronted Victorian end of terraced property. The flat offers light and airy accommodation with the living room enjoying a bright south facing aspect. The accommodation comprises: entrance hall, bright south facing living room, open plan modern kitchen with built in appliances, bedroom with en-suite shower room, and separate wc. The property also further benefits from gas fired central heating, communal rear patio, a new 999 year lease and is being sold with a Share of The Freehold Title. * * NO ONWARD CHAIN * * VIEWING HIGHLY RECOMMENDED * *

Location

This 1 bedroom first floor newly re-furbished first floor flat is situated in this highly favoured residential area forming part of the Preston Park Conservation Area and being within a short stroll of the highly desirable and vibrant Fiveways community with its local shops, cafes and bars. Preston Park, Blakers Park and Hollingbury Park and golf course are nearby providing their recreational facilities. London Road station and Brighton mailine station are within easy reach and local bus services are close to hand in Ditchling Road and Beaconsfield Villas providing easy access to Brighton city centre and seafront.

Accommodation

All measurements are approximate.

First Floor

Communal Entrance Hall

Flat front door leading to:

Entrance Hall

Radiator. Meter cupboard. High level storage cupboard.

Separate WC

Part tiled walls. Low level wc with concealed cistern. Wall mounted wash hand basin with mono tap. Fitted mirror. Extractor fan.

Living Room/Open Plan Kitchen

A bright south facing living room with open views over the surrounding area. Built in storage cupboard into chimney

breast recess. Wall mounted gas central heating boiler. Large sash bay window to front. Radiator. Large sash bay window to front.

Open Plan Modern Kitchen

Newly fitted with a range of modern units comprising stainless steel single drainer sink unit with mixer tap with cupboards below. Fitted gas hob with electric oven below. integrated fridge. Further working surfaces with concealed integrated washing machine. Fitted wall cupboards and fitted extractor hood above. Cupboard with shelving. Recessed downlights.

Bedroom 13'9" x 7'8" (4.20 x 2.34)

Radiator. Double glazed window to rear.

En-Suite Shower Room

Tiled walls with fitted shower enclosure. Wall mounted wash hand basin with mono tap. Chrome heated towel rail. Recessed downlights. Double glazed window to rear.

Outside

Communal Rear Patio

Communal rear patio area with raised flower and shrub borders.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have

not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

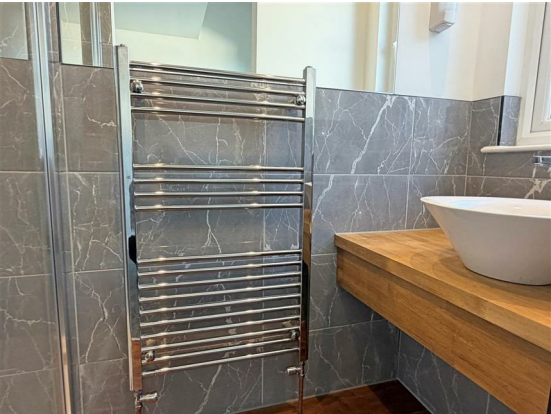
TENURE: We understand from our client that the property is Leasehold and is being sold with a new 999 year lease and with a Share of the Freehold Title .

MAINTENANCE: Ad-hoc

GROUND RENT: Nil

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

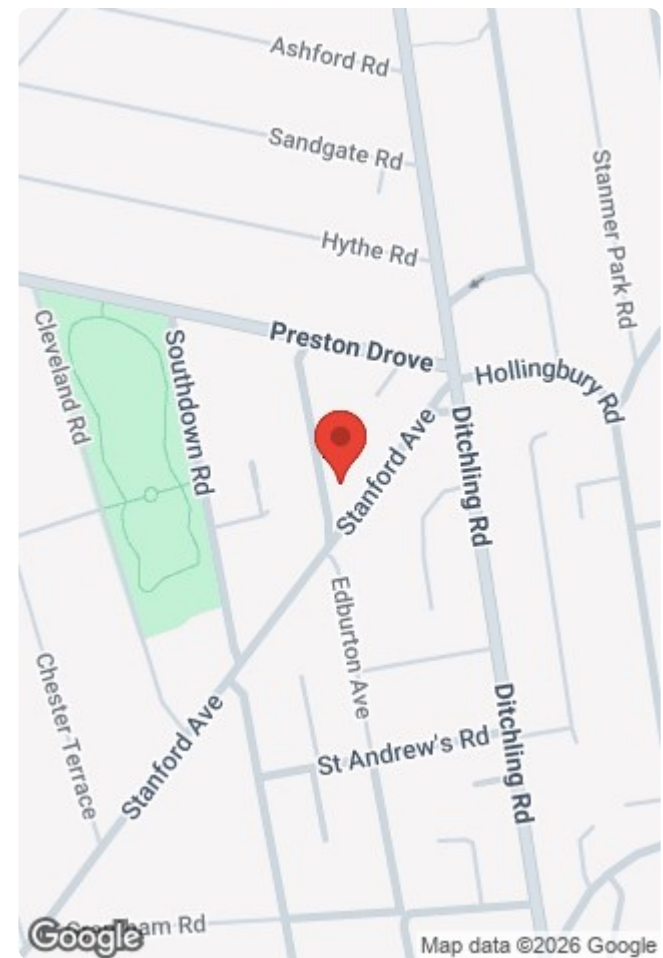
VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.





Total Area: 33.0 m² ... 356 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs					
69		78			
England & Wales		EU Directive 2002/91/EC		England & Wales	

