



55 Stanley Road, Brighton, BN1 4NH

£250,000 Share of Freehold

Situated in this POPULAR LOCATION this newly refurbished 1 bedroom first floor flat offers a delightful living space perfect for individuals or couples seeking a modern home. The property features a well-appointed OPEN PLAN lounge/kitchen that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests, a MODERN shower room & is available CHAIN FREE. Viewings are highly recommended. Energy Rating: C71 Exclusive to Maslen Estate Agents

Communal front door to:

Communal Hallway

Stairs rising to first floor, personal front door to:

Open Plan Kitchen/Lounge

Kitchen Area

Range of wall, base & drawer units with square edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, integrated dishwasher, integrated fridge, integrated washing machine, inset hob with extractor over, integrated oven below, cupboard housing 'Ideal' boiler, part tiled walls, laminate flooring, recessed spotlights, window to front.

Lounge Area

Window to front, radiator, laminate flooring, recessed spotlights.

Walk In Wardrobe

Recessed spotlights, radiator, range of hanging rail & shelving.

Bedroom

2 x radiators, recessed spotlights, window to rear, sliding door to:

Shower Room

WC with push button flush, wash hand basin with mixer tap, large walk in shower cubicle with ceiling mounted shower head, further hand held shower attachment, wall mounted extractor fan, recessed spotlights, tiled floor, tiled walls, radiator, window to rear.

Total approx floor area

36.0 sq.m. (387.7 sq.ft.)

Parking zone J

Council tax band A

V1





First Floor



Total area: approx. 36.0 sq. metres (387.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Stanley Road

Energy Efficiency Rating

	Current	Potential
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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

COVERING THE CITY

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