

Stanford Avenue, Brighton, BN1 6FA

fox & sons

welcome to

Stanford Avenue, Brighton

Bright, beautifully presented and perfectly positioned, this impressive first floor period conversion features open plan living area an en-suite shower room and a shared garden. Moments from Blakers Park, Fiveways and excellent local amenities. No onward chain.









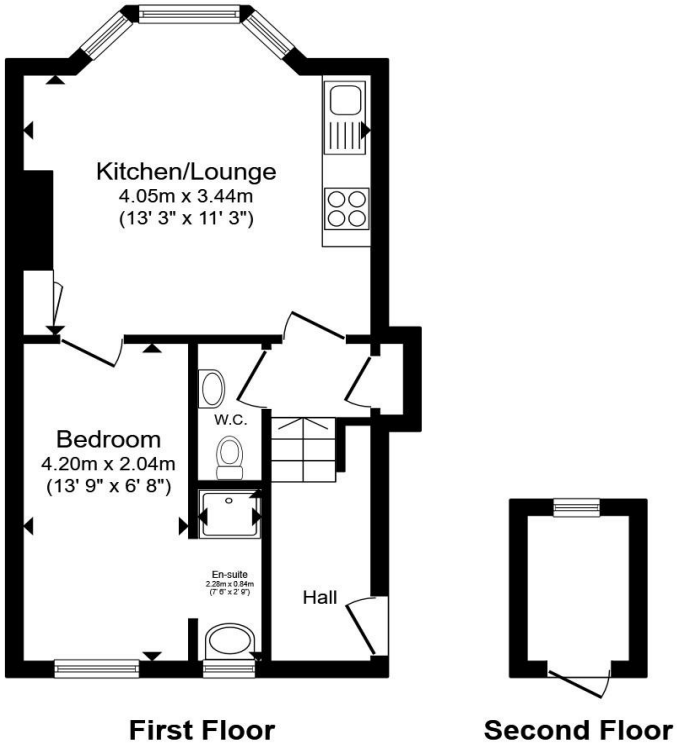




Nestled in the heart of vibrant Fiveways, Brighton, this immaculately presented first floor one bedroom flat offers a superb opportunity for comfortable and stylish living. Recently refurbished to an exceptional standard, this beautiful home is perfectly suited to those seeking a contemporary space in a sought-after location.
Boasting a double bedroom, the property benefits from a modern en suite shower room, ensuring privacy and convenience. A completely light-filled flat thanks to bright windows throughout, while fresh new carpets provide a warm and welcoming atmosphere. The newly fitted kitchen features smart, modern units and ample worktop space, ideal for preparing your favourite meals.
Thoughtful touches such as handy built-in storage make everyday living a breeze, keeping the living areas tidy and clutter-free. There's also access to well-kept shared garden (with the other first floor flat), offering a tranquil outdoor retreat in the city.
Set just moments from the Fiveways area, residents enjoy a perfect blend of local independent shops, friendly cafes, cosy pubs, and essential services. Beautiful Blaker's Park and Preston Park are a short stroll away, providing green open space for exercise and relaxation. Excellent public transport links and proximity to Brighton's mainline station make commuting across the city and beyond straightforward.
Important note this flat will receive a share in the freehold at no additional cost once both flats have been sold.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

AGENT NOTE - The freehold title is registered the sale is by way of a grant of a new 999 year lease subject to first registration



Total floor area 37.4 m² (402 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- FIRST FLOOR OPEN PLAN APARTMENT
- NO ONWARD CHAIN
- SHARE OF FREEHOLD
- HIGH END REFURBISHMENT
- LONG LEASE
- SHARED GARDEN
- FIVEWAYS LOCATION - PUBS AND COFFEE SHOPS

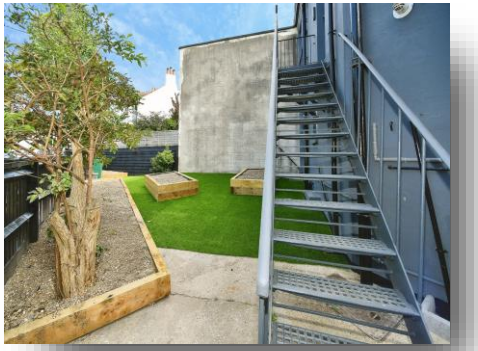
Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£185,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106976

The Property Ombudsman

Property Ref:
PRP106976 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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