



First Floor Maisonette, Stanford Avenue, Brighton, BN1 6FA

welcome to

First Floor Maisonette, Stanford Avenue, Brighton

Bright, beautifully presented and perfectly positioned, this impressive split level period conversion features spacious and modern living areas along with a shared garden. Moments from Blakers Park, Fiveways and excellent local amenities. No onward chain.



Set within the ever-popular Fiveways area of Brighton, this immaculately presented first floor maisonette provides the perfect blend of style, comfort, and convenience. Offering approximately 800 sq ft of thoughtfully arranged living space, this split-level home boasts a contemporary, open-plan layout ideal for modern living.

The hub of the property is its elegant open plan living area, bathed in natural light. The recently refurbished kitchen is finished to a high standard, making it a joy for any avid cook. Plush new carpets and a fresh, modern aesthetic run throughout, complemented by a high-efficiency new boiler ensuring warmth and reliability through the seasons.

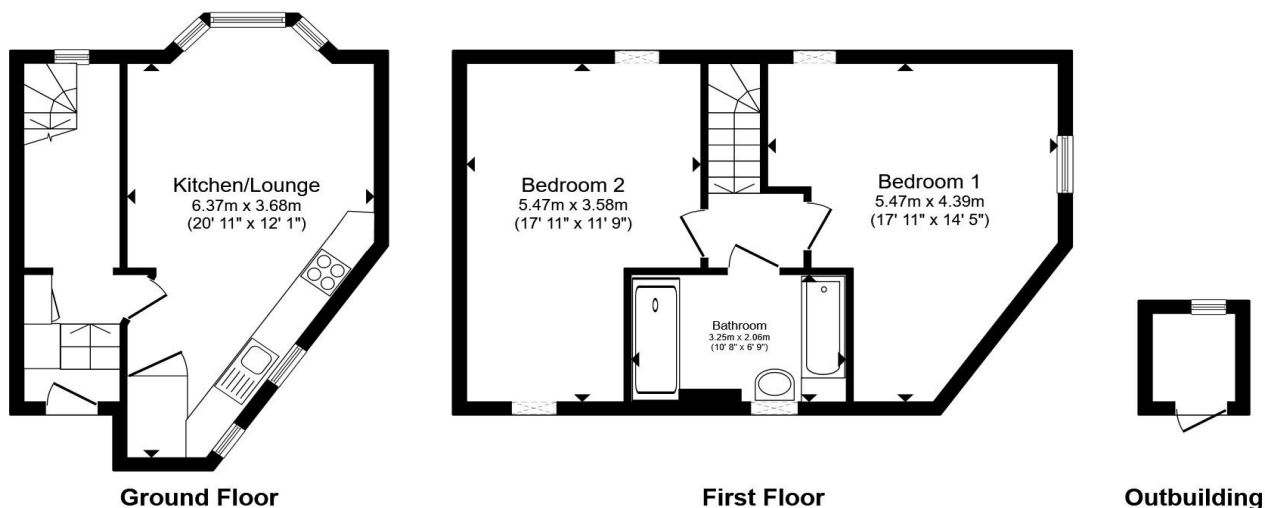
Two spacious double bedrooms offer ample room for relaxation, while a shared garden (with the other first floor flat) create tranquil green surrounds and an ideal place to unwind outdoors. The property occupies a prime corner plot, offering privacy as well as pleasant open views.

Situated just a short walk from both London Road and Preston Park stations, this flat is perfect for commuters and those who like to explore the city with ease. Enjoy weekend strolls in nearby Blakers Park or head out to sample Fiveways' delightful local cafes, independent shops, and vibrant community atmosphere.

This stylish home has been finished with the highest attention to detail. 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 77.2 m² (831 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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- SPLIT LEVEL FIRST FLOOR MAISONETTE
- IMMACULATELY RENOVATED AND TURN KEY LIVING
- SHARE OF FREEHOLD
- LONG LEASE
- SHARED GARDEN
- NO ONWARD CHAIN
- FIVEWAYS LOCATION
- BLAKERS PARK

Tenure: Leasehold EPC Rating: Awaited

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.

£375,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106977



Property Ref:
PRP106977 - 0006

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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