



**Stanford Avenue, Brighton, BN1 6AA**

Asking Price £600,000







## Stanford Avenue, Brighton, BN1 6AA

Introducing a truly impressive and beautifully presented two bedroom apartment. Nestled within an attractive red brick Edwardian property, this exceptional flat is sure to captivate with its elegance, spaciousness, and modern features. Boasting a private street entrance, it offers convenience and privacy that are hard to come by.

As you step through the entrance, you are greeted by a spacious hallway featuring delightful wood flooring, setting a warm and welcoming tone. This versatile area could easily be utilised as a dining hall, office space, or even a tranquil chill-out zone, depending on your needs. The presence of built-in cupboards adds another layer of functionality, with one cleverly transformed into a small office space.

The impressive lounge of this apartment is a true gem, featuring windows and doors that open out onto the lovely lawned garden. Bathed in sunlight, the room is enhanced by the elegant wood flooring and decorative cornice, creating a sophisticated and inviting atmosphere that is perfect for both relaxation and entertaining.

The principal bedroom offers a serene retreat, boasting a range of built-in cupboards and wardrobes that provide ample storage. The painted floorboards add a touch of character, and the wide bay window fills the room with natural light.

To complement the principal bedroom, an en-suite bathroom is also included. The white suite comprises a WC with a concealed cistern, a bath for ultimate relaxation, a wash basin and built-in shelving to keep your essentials neatly organized.









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Another double bedroom awaits, with its painted floorboards and glazed doors opening out onto the enchanting garden. The connection to nature is truly inviting and creates a serene atmosphere, perfect for unwinding after a long day.

The apartment boasts a separate wet room, stylishly tiled and featuring a WC, wash basin, and a fitted shower - complete with an overhead shower and a handheld attachment. Convenience and comfort merge seamlessly in this thoughtfully designed space.

Step outside into the delightful 63' garden, which enjoys a desirable southeast aspect. Offering a spacious lawned area, inviting seated spots, and beautifully planted beds, this outdoor sanctuary is the perfect backdrop for relaxing, entertaining, and creating lasting memories. Additionally, a shed provides storage for garden essentials.

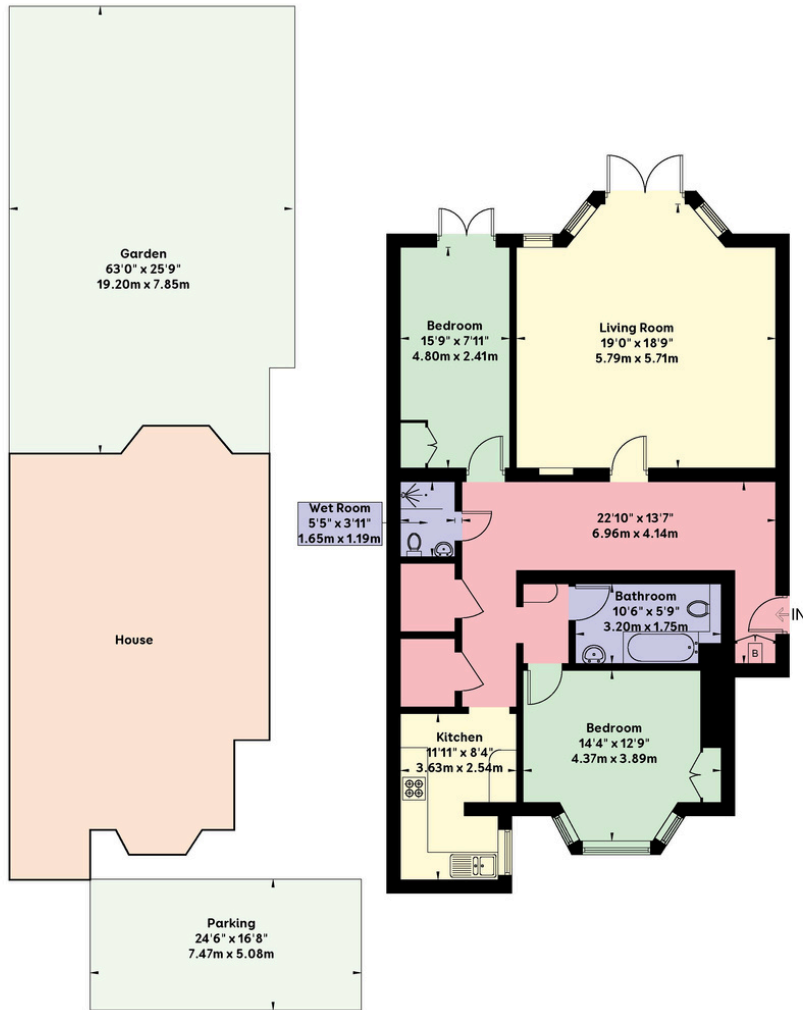
To accommodate your vehicles, the property offers two off-street parking spaces to the front of the property. In line with modern needs, an electric vehicle (EV) charge point is included - a valuable addition for environmentally conscious homeowners.

Location is key, and this apartment excels in that aspect. Situated opposite the picturesque Preston Park, it presents opportunities for tranquil walks, leisure activities, and community events. With the railway stations and various amenities within walking distance, the convenience of city living is at your doorstep.

The property spans an impressive 1130 square feet (105 square meters), ensuring ample space for comfortable and stylish modern living. With its striking features, elegant design, and prime location, this apartment truly offers the complete package.







APPROXIMATE GROSS INTERNAL AREA = 105 sq m / 1130 sq ft

Floor plan is for illustration and identification purposes only and is not to scale.  
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale  
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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Agents Notes

Tenure Share of Freehold

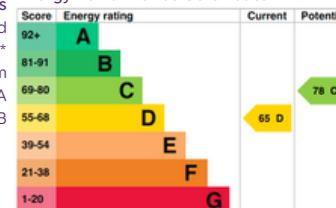
\*The lease is in the process of being extended, which will be in place for completion\*

Service Charge Approx £840 Per Annum

Ground Rent N/A

Council Tax Band B

Energy Performance Certificate



Please note:

These details have been produced in good faith and are believed to be accurate based on the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.



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