



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

Asking Price £150,000



# Stanford Avenue, Brighton, BN1 6AA

## Second-floor studio apartment near Preston Park, featuring a balcony, separate kitchen, and no onward chain. Excellent potential.

This charming second-floor studio apartment presents an exceptional opportunity for first-time buyers, investors, or those seeking a convenient city base.

Upon entering, a well-proportioned studio room forms the heart of this inviting home. Designed for flexible living, this space comfortably accommodates both sleeping and living areas, creating an ideal retreat. A standout feature is the private balcony, offering a pleasant outdoor space for a morning coffee or an evening drink, providing a valuable extension to the internal living area. Adjacent to the main living space is a separate kitchen, a practical and desirable feature in studio apartments.

The apartment also benefits from a well-appointed bathroom, ensuring all essential amenities are catered for. A fitted wardrobe within the studio room provides convenient storage solutions, helping to maintain a clutter-free living environment. The layout is thoughtfully designed to maximise space, creating a comfortable and efficient home.

One of the most significant advantages of this property is its fantastic location. Situated close to the expansive and picturesque Preston Park, residents can enjoy easy access to green spaces, perfect for leisurely strolls, picnics, or outdoor activities.

Preston Park is a vibrant hub, hosting various events throughout the year and offering excellent recreational facilities. The area surrounding Stanford Avenue is well-regarded for its community feel and convenient access to local amenities, including shops, cafes, and transport links, making commuting and daily errands straightforward.

Furthermore, this property is offered with 'No Chain', simplifying the buying process and potentially allowing for a quicker completion. This makes it an even more attractive proposition for those looking to move swiftly or secure an investment without the complexities of a lengthy chain.

While perfectly liveable in its current condition, the apartment offers clear potential to improve. This presents a wonderful opportunity for a buyer to add significant value through cosmetic updates and modernisations, transforming it into a truly contemporary and stylish home. Imagine redesigning the kitchen, updating the bathroom, or simply refreshing the decor to reflect your personal style.









#### Energy Performance Certificate

#### Agents Notes

Tenure Leasehold

The Lease Is Currently In The Process Of Being Extended

Service Charge Approx £1,200 Per Annum

Ground Rent Approx £80 Per Annum

Council Tax Band A



#### Please note:

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