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GFF, 45 Stafford Road

Brighton, BN1 5PE

Asking Price £350,000

VENDOR SUITED AND POTENTIALLY NO CHAIN. An immaculately presented, spacious, one bedroom flat with a west facing garden in the popular Port Hall district of Brighton close to the Seven Dials, for sale with a share of the freehold.

Stafford Road is within a few minutes' walk of the popular bustling Seven Dials where an array of bars, cafes and shops and other amenities can be found. Renowned schools are within easy reach as is Brighton mainline station providing north bound commuter links to London/ The City. The Port Hall neighbourhood has a great community atmosphere benefitting from The Exeter Street Hall offering a wide range of activities and events as well as the Chimney House Pub and Joes café.

Through the communal hallway the front door opens into the kitchen/dining room which is modern and well equipped with wooden work tops, open shelves for added storage and has a door that leads out to the rear garden, a real suntrap due to its westerly orientation. To the front of the flat is the living room with a characterful sash bay window and fireplace. Leading from the kitchen you come across a cupboarded area which houses the washing machine and provides ample storage and a second door leads out to the garden. The bathroom/WC has a shower above the bath and a touch light vanity mirror. The spacious double bedroom has a sash bay window to the front.

- Immaculately presented flat in popular location
- West facing rear garden
- Beautifully fitted kitchen with access out to the garden
- Living room
- Modern bathroom/WC
- Share of freehold
- 990 year lease
- Ad hoc maintenance
- Council tax band B

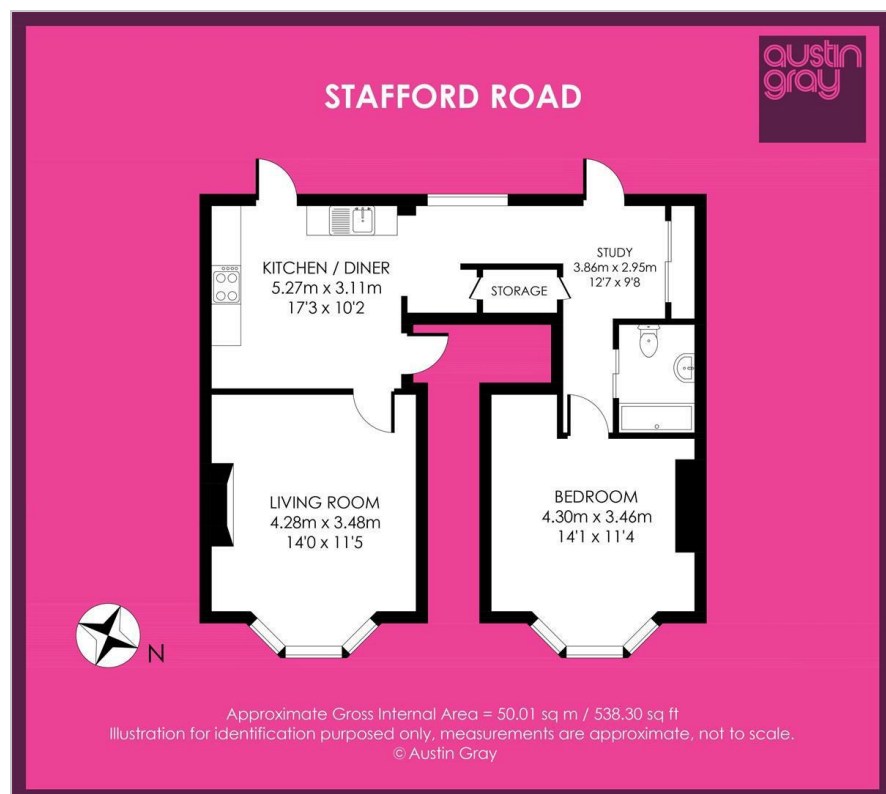
Viewing

Please contact our Austin Gray Residential Office on 01273 232232

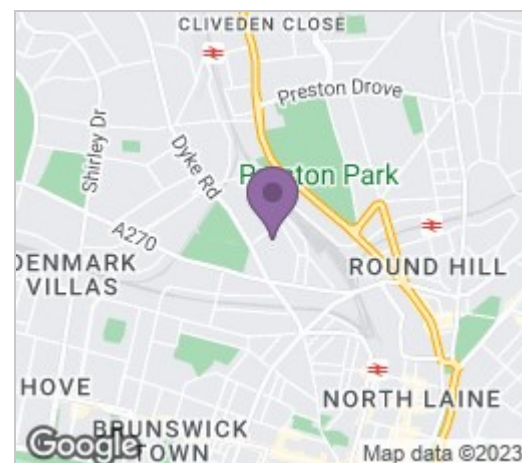
if you wish to arrange a viewing appointment for this property or require further information.



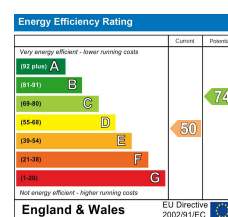
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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