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36 Stafford Road Brighton, BN1 5PF

An impressive, double fronted, Victorian villa with four double bedrooms retaining a wealth of character and charm in the popular Port hall district of Brighton close to the Seven Dials and Brighton mainline station.

Price £825,000

36 Stafford Road

Brighton, BN1 5PF



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.

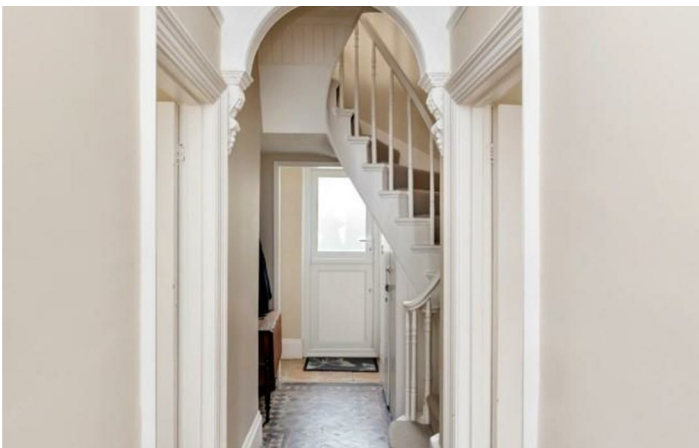
The front door opens into an entrance hallway which has the original tiles and to the left a lovely reception room has an open fireplace and stripped wooden floors and new UPVC sash bay windows. A dining room on the opposite side of the house also has wooden floors and fireplace and sash bay windows to the front. A fitted kitchen with integrated appliances is at the rear, however this does lend itself to be knocked through to the dining room if required subject to the relevant consents. On the other side of the house at the rear is a utility room and bathroom/WC. At the end of the hall is a stable door leading out to the patio garden. An original curved staircase leads up to the first floor where a shower room/WC and four double bedrooms are to be found. All have the character and charm of having a fireplace in each room. There is the potential to create further accommodation in the roof space subject to the necessary planning and building regulations.

Internal viewing is highly recommended.

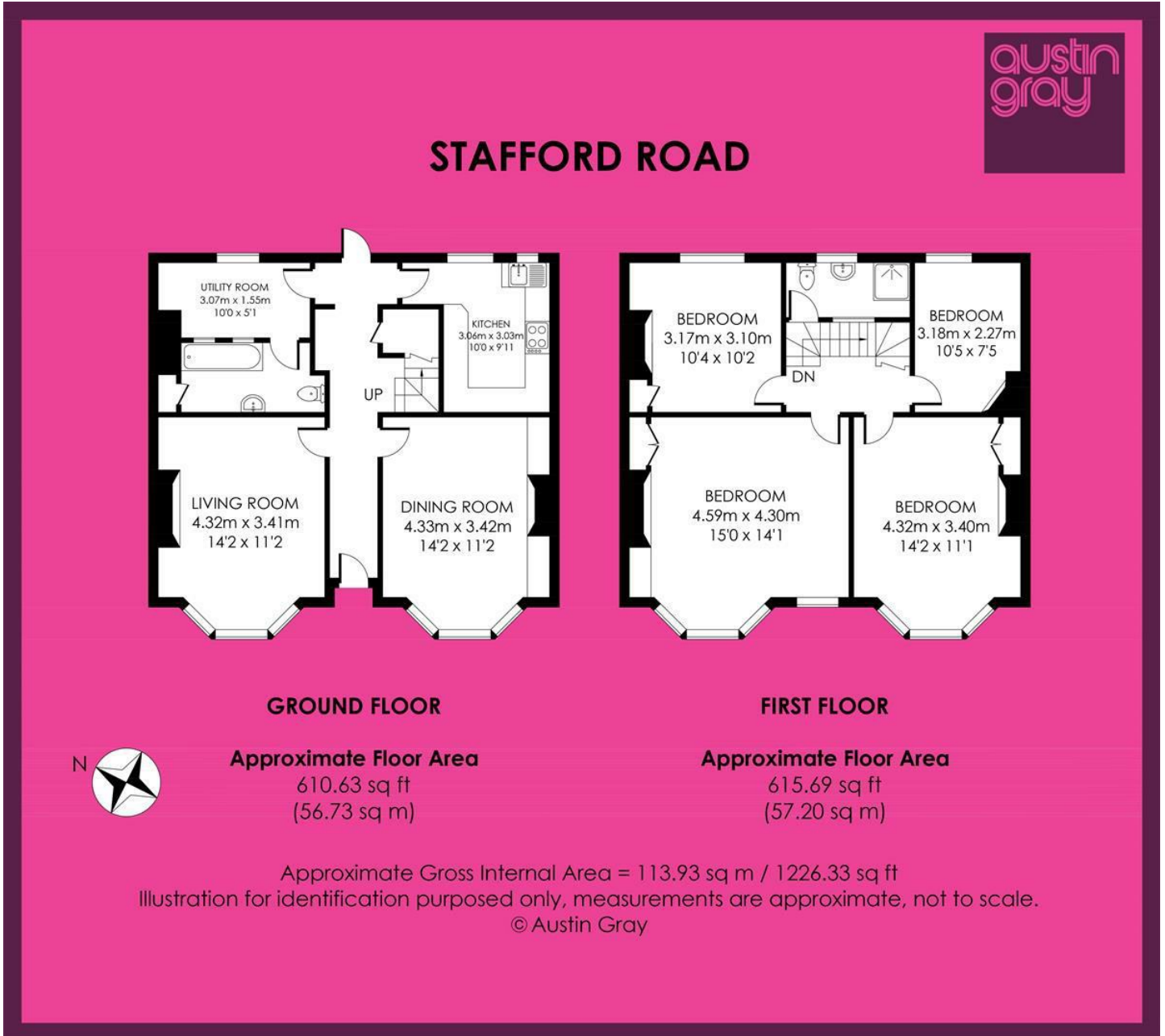


Directions

From our office travel north up Dyke Road and across the traffic lights with BHASVIC on the left and turn first right in to Port Hall Road and Stafford Road is second on the right.



Floor Plan



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.

**Council Tax
Band: D**

Energy Efficiency Rating		Current	Potential
105-120 kWh/m²/yr	A		
81-104 kWh/m²/yr	B		
66-80 kWh/m²/yr	C		
55-65 kWh/m²/yr	D		
45-54 kWh/m²/yr	E		
35-44 kWh/m²/yr	F		
25-34 kWh/m²/yr	G		
Not energy efficient - higher running costs			
England & Wales			
		83	53

EU Directive 2002/91/EC

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