

austin gray



11 Stafford Road
Brighton, BN1 5PE

Price Guide £850,000

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11 Stafford Road

Occupying an attractive double-fronted position in the ever-popular Port Hall district of Brighton, this substantial five-bedroom period home offers approximately 1,804 sq ft of versatile accommodation arranged over three floors. Offered vacant and chain free, it presents an excellent opportunity to create a fantastic long-term family home.

The ground floor comprises a spacious kitchen/dining room and an impressive through living/dining room extending the full depth of the property. Internal doors allow the reception space to be used as one large room or divided into two separate living areas, while doors open directly onto the west-facing garden, filling the space with natural light. A ground floor WC completes the accommodation.

The first floor offers three well-proportioned bedrooms, including a generous principal bedroom, together with a family bathroom. Two further double bedrooms occupy the second floor, served by a shower room and complemented by useful eaves storage.





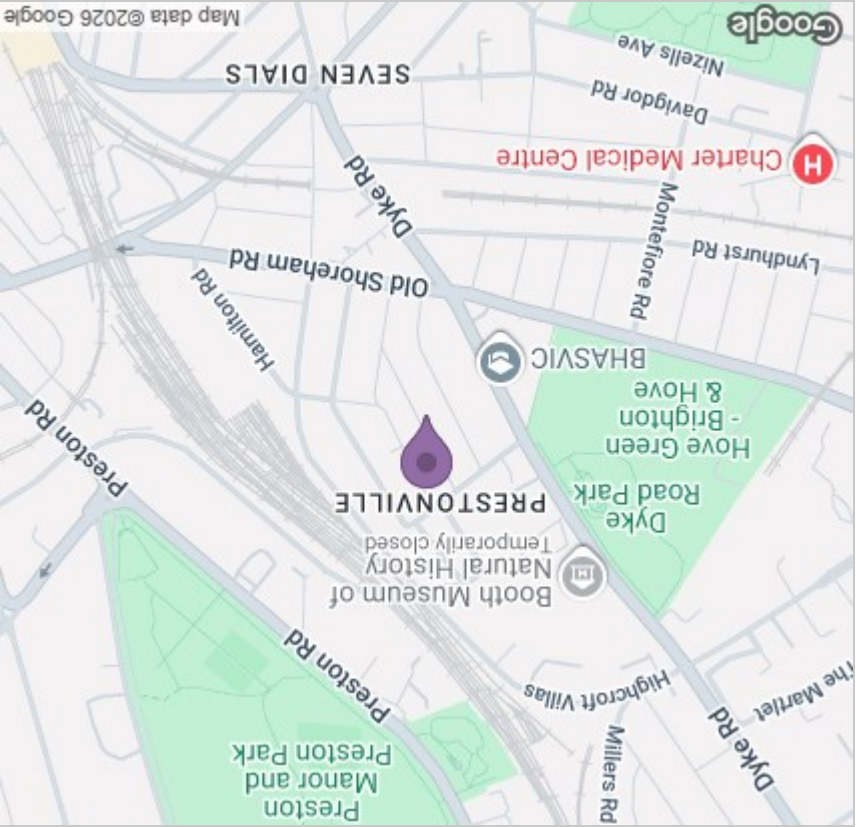
The west-facing rear garden enjoys afternoon and evening sunshine, providing an ideal space for entertaining, relaxing or family life.

Stafford Road is ideally situated within the sought-after Port Hall area, moments from the independent cafés, restaurants and shops of Seven Dials and less than a ten-minute walk from Brighton Mainline Station, offering direct services to London and Gatwick. The property also falls within the catchment area for the highly regarded Stanford Infant and Junior Schools, with excellent secondary and independent schools close by.

A spacious period family home in one of Brighton's most desirable locations, offered chain free and ready for its next chapter.

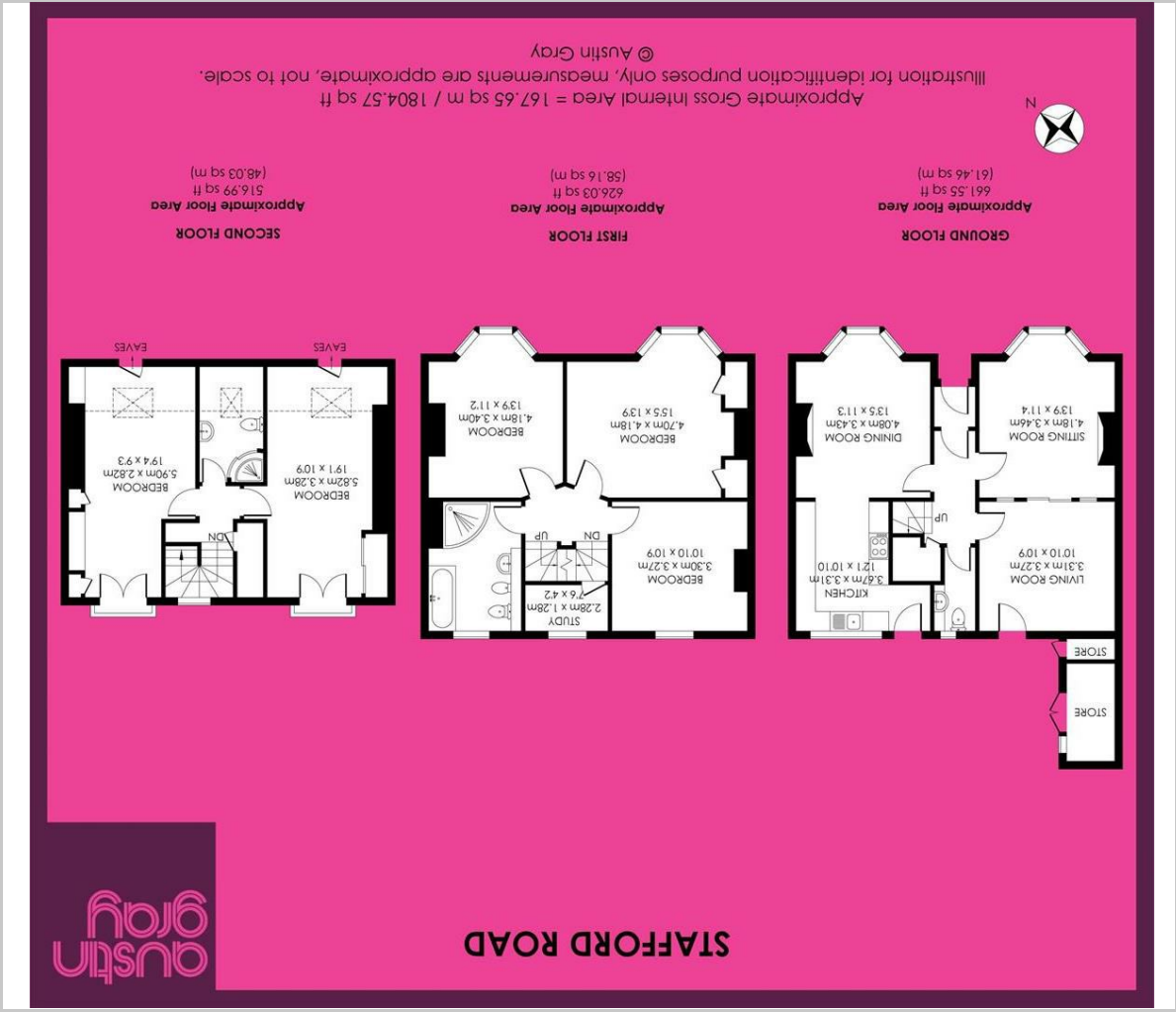
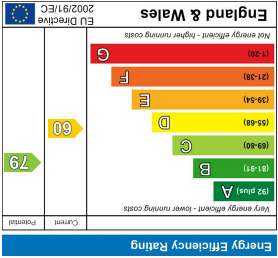


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Area Map

Energy Efficiency Graph



Floor Plan

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.

Viewing