

austin gray

1,48 Stanford Road

Brighton, BN1 5DR

Guide Price £325,000 - £350,000

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Stanford Road

A well-presented two-bedroom garden apartment with a private rear garden, garage and share of freehold, situated in a highly convenient location close to Brighton Station and Seven Dials.

Occupying the lower ground floor of an attractive period building, this spacious apartment offers a particularly appealing combination of generous living accommodation, outside space and useful private garage parking.

The main living area is a lovely bright and characterful room, featuring a large bay window overlooking the front garden, high ceilings, recessed spotlights and attractive exposed timber flooring. The adjoining kitchen is fitted with a range of gloss black wall and base units, wooden worktops and integrated appliances, while the open-plan arrangement creates a sociable and versatile living space.

There are two bedrooms, with the principal bedroom being a good-sized double with fitted storage and a second bedroom offering excellent flexibility as a guest room, home office or child's bedroom.

The bathroom is fully tiled and fitted with a white suite comprising bath with shower over, wash hand basin and WC, together with a heated towel rail.

One of the property's standout features is the private rear garden, which is surprisingly secluded and well established, with mature planting, paved seating areas and plenty of greenery. It provides a lovely private space for outdoor dining, entertaining or simply enjoying the garden.















The property also benefits from a private garage, providing valuable secure storage and parking, while the share of freehold adds further appeal.

Located on Stanford Road, the property is well placed for access to the many independent shops, cafés and restaurants around Seven Dials, while Brighton Station is within easy reach, making the property particularly convenient for commuters. The city centre and seafront are also readily accessible.

With two bedrooms, a private garden, garage, share of freehold and a highly convenient location, this is an excellent opportunity for first-time buyers, investors or anyone looking for a characterful Brighton home with genuine outside space.

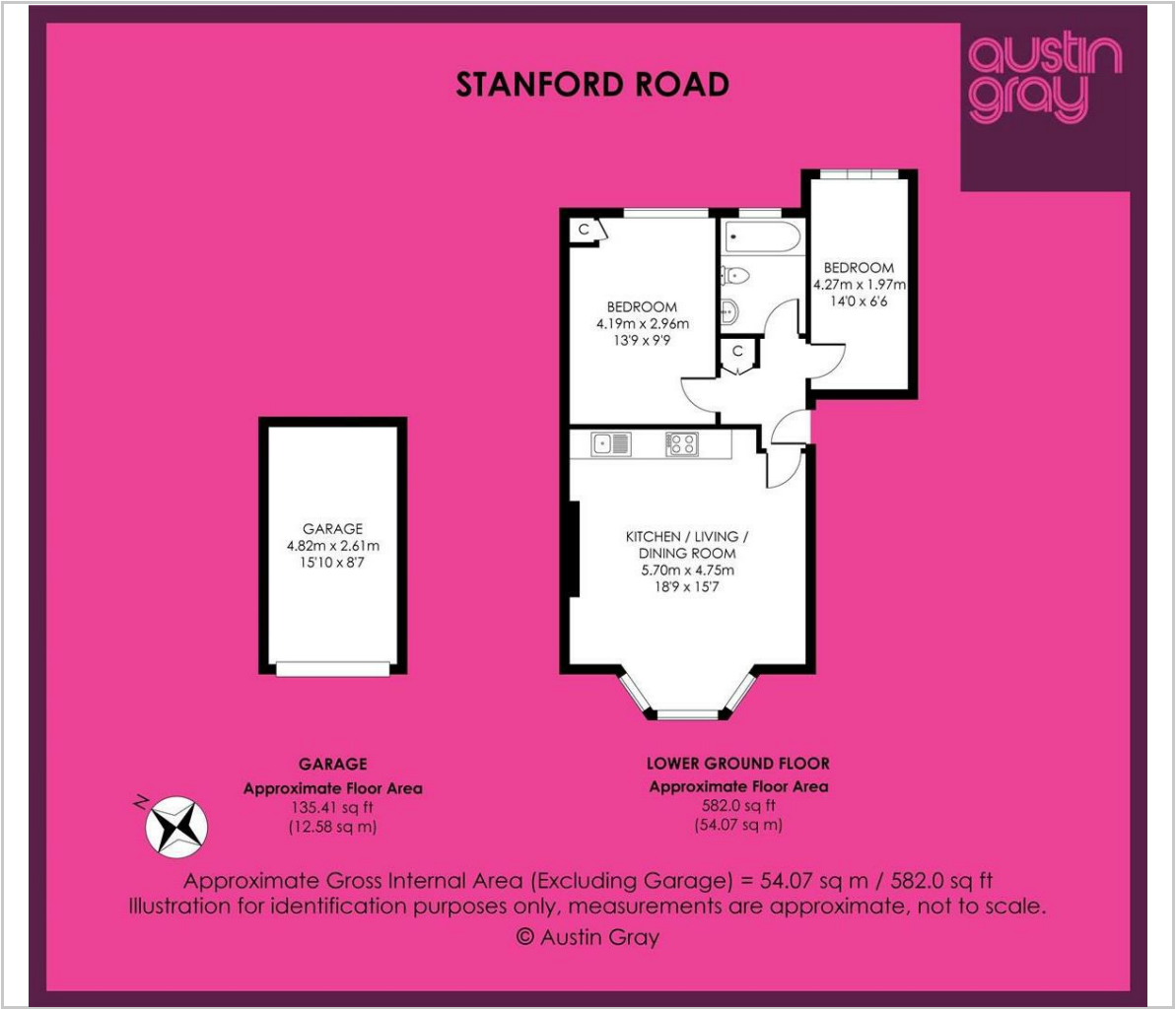
EPC rating: D
Tenure: Share of Freehold Lease Length 106 years remaining
Maintenance charges: £750 pa
Council Tax band: A
Parking zone: Q



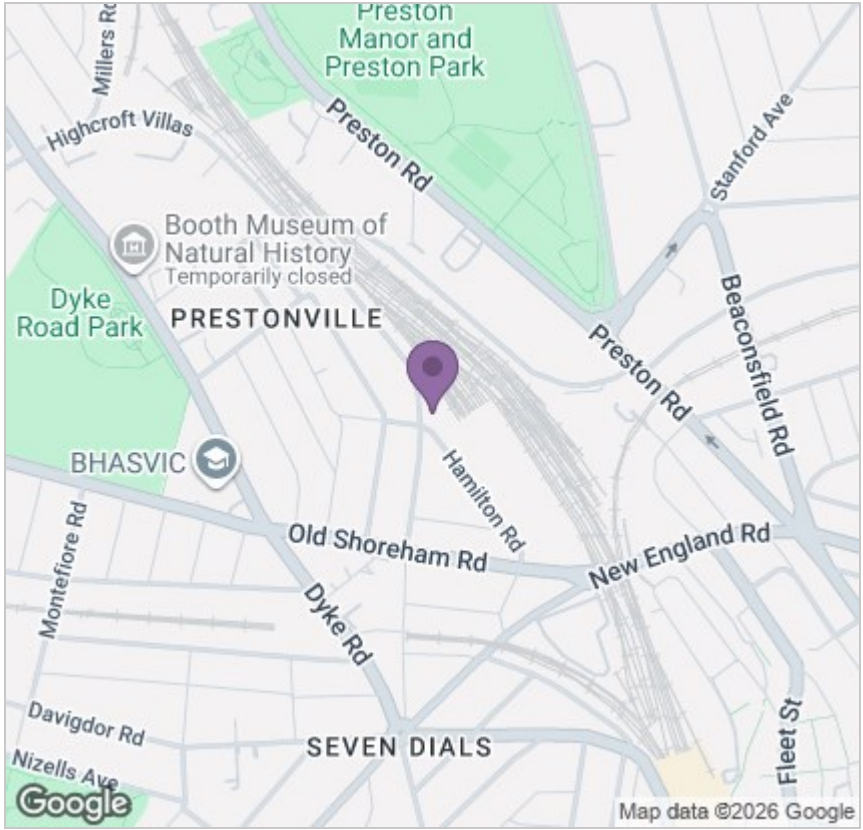




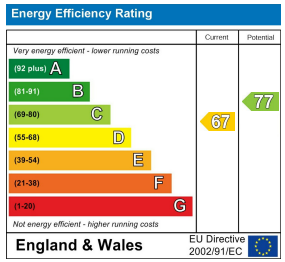
Floor Plan



Area Map



Energy Efficiency Graph



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.

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