austin gray



29 Stanford Road
Brighton, BN1 5DH
£1,250,000

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29 Stanford Road

Stanford Road is ideally positioned in a popular residential area of Brighton, offering excellent access to local schools, transport links and the vibrant Seven Dials. Families are particularly well served, with the well established Stanford Primary School having sites on Highcroft Villas and Stanford Road and the recent arrival of Brighton College Prep school on Dyke Road.

Brighton Station is approximately a 10 minute walk away, providing convenient rail connections for commuters and those travelling further afield. Meanwhile, the lively Seven Dials is just down the road, offering an appealing selection of independent cafés, restaurants and shops. The location also provides easy access towards Brighton city centre, the seafront and surrounding neighbourhoods, combining the convenience of city living with the quieter feel of a residential street.

- Substantial Family Home Spanning Three Floors
- 185 Sq Mtrs / 1991 Sq Ft
- Five Bedrooms, Three Bathrooms
- Beautiful Sitting Room
- Open Plan Kitchen / Dining Room
- Utility Room & Cloakroom
- West Facing Landscaped Rear Garden and Roof Terrace
- Wealth of Period Features Throughout
- Epc Rating C Council Tax Band D
- No Chain



















Upon entering through the attractive stained glass front door, you are welcomed into a spacious entrance vestibule and generous hallway, with a central staircase that rises to the second floor.

At the front of the property is a beautiful formal sitting room, featuring a sash bay window with plantation shutters, high ceilings with attractive cornicing and mouldings, and a charming open fireplace. A second, separate street entrance provides a practical area for coats and bicycles.

Spanning the width of the house is an impressive, beautifully fitted kitchen / dining room, creating an ideal space for both everyday living and entertaining. The room features French doors set within a bay, with an attractive stained-glass window above, overlooking and providing direct access to the landscaped, west facing rear garden. There is also a separate utility room and a convenient ground floor cloakroom.

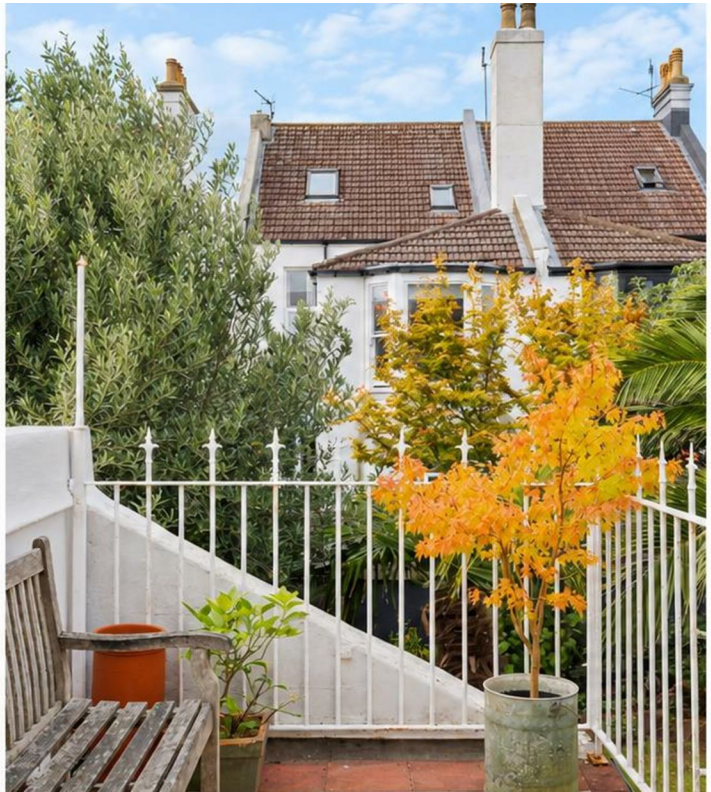
On the half landing is the family bathroom/WC and a well-proportioned double bedroom, which benefits from direct access to a large roof terrace overlooking the rear garden below.

The first floor comprises a further double bedroom to the rear, while spanning the width of the property is a superb principal bedroom suite. This generous bedroom is complemented by a spacious en-suite bathroom complete with a striking roll top bath.

The second floor provides two further bedrooms, together with a separate shower room/WC. The property is in very good order throughout, having been lovingly maintained and retains a wealth of original character and charm, combined with generous and versatile accommodation arranged over three floors.

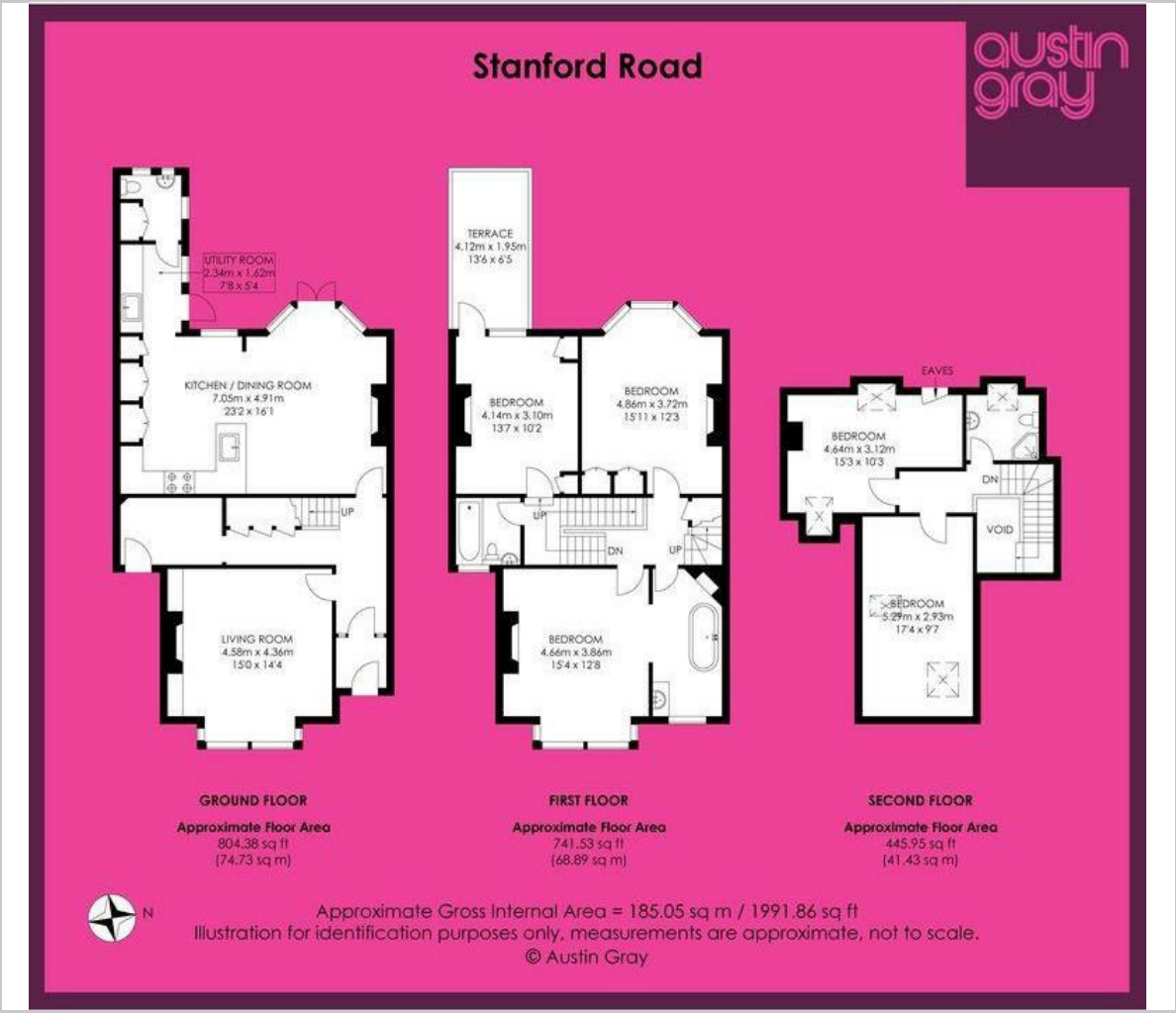




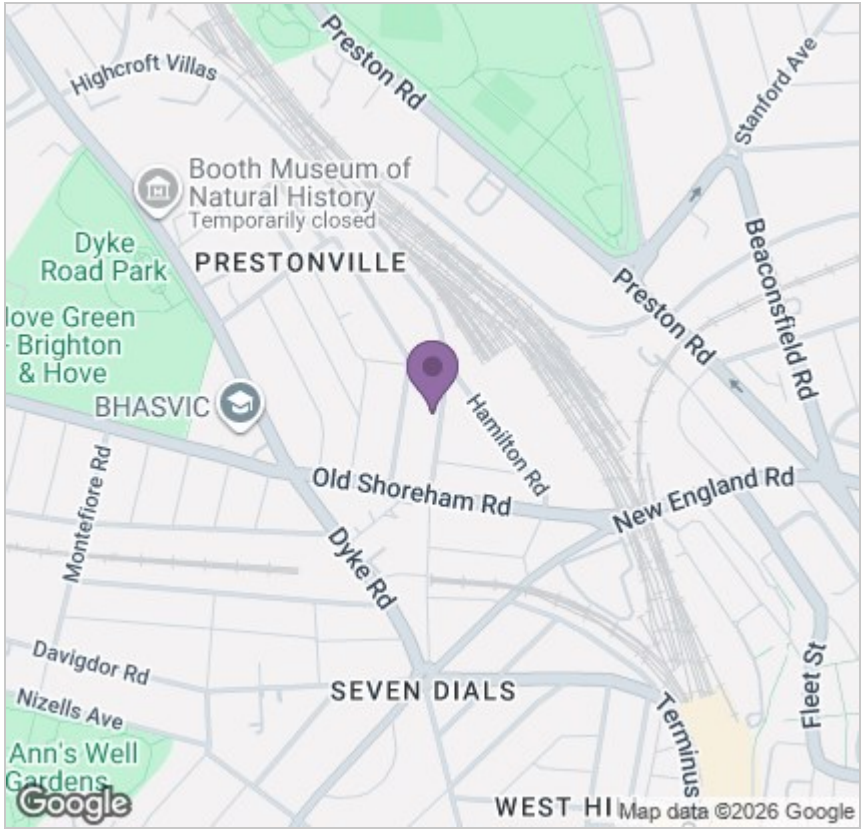




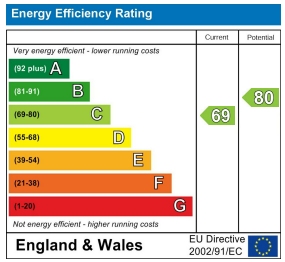
Floor Plan



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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