



# 47a Stanford Road

Brighton, BN1 5DH

**Offers over £275,000**

Situated on a quiet, well-connected street in central Brighton, this smart one-bedroom lower ground floor flat on Stanford Road offers a bright and comfortable living space with its own private entrance.

The property features a spacious open plan living and dining area, ideal for relaxing or entertaining. To the rear, a modern fitted kitchen is complete with integrated appliances, wooden worktops, and direct access to a private courtyard.

The bedroom is positioned at the front of the property with a bay window and space for wardrobes. The bathroom is finished in a contemporary style with clean, neutral tiling and a full-sized bath.

This flat is ideally located within walking distance of Brighton Station, Seven Dials, and a range of shops, cafes, and green spaces. It is offered with no onward chain and will benefit from a brand new lease on completion, making it an excellent choice for first-time buyers or investors.



## Stanford Road



Ground Floor  
Approximate Floor Area  
579.63 sq ft  
(53.85 sq m)

Approximate Gross Internal Area = 53.85 sq m / 579.63 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Pearson  
Keehan