



20 Stanford Avenue

Park Mansions, Stanford Avenue, BN1 6AA

£280,000

Lawton & Dawe are pleased to have for sale this first-floor two-bedroom apartment in the popular Park Mansions building, ideally positioned close to Preston Park. The property benefits from the benefit of an allocated parking space at the back of the building.

The property offers well-proportioned accommodation comprising of an L-shaped reception room, two bedrooms, bathroom with bath over shower, WC and a separate fitted kitchen.

Stanford Avenue is a sought-after residential road, just moments from Preston Park, offering excellent green space and leisure facilities. The location also benefits from easy access to local shops, cafes, and transport links, including short walks to Brighton and London Road stations, providing convenient access to Brighton city centre, London, and beyond.

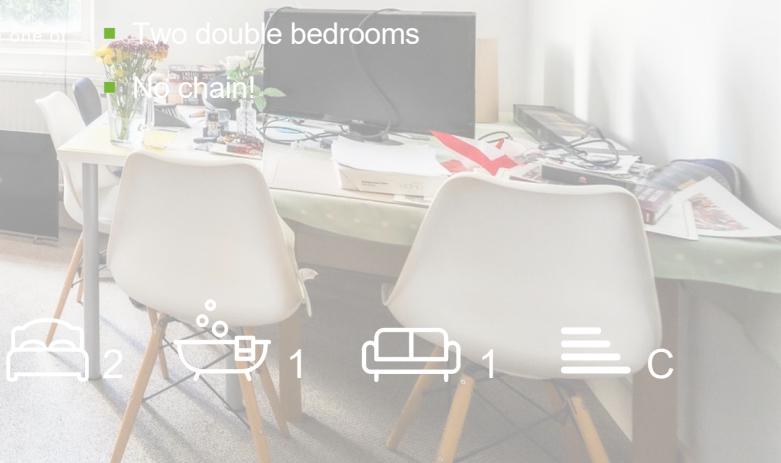
An excellent opportunity to purchase a well-located apartment, with no chain, in one of Brighton's most sought-after residential areas.

Leasehold - 988 years remaining
Service charge - £1800 per annum
No ground rent

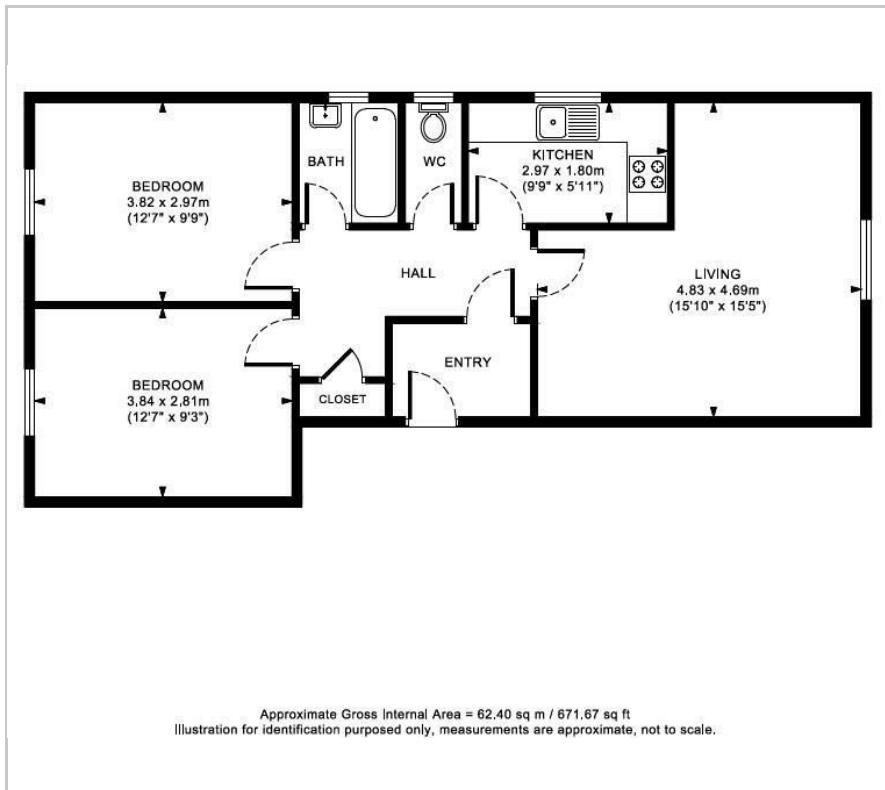
- Leasehold - 988 years remaining
- Service charge - £1800 per annum
- First floor flat
- Allocated parking space
- Gas central heating
- Two double bedrooms
- No chain!

Viewing

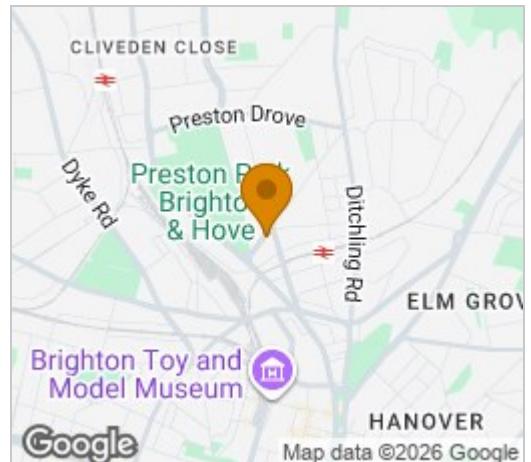
Please contact our Lawton & Dawe Properties Ltd Office on 01273917791 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	75	83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC



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