



Stanley Road

, Brighton, BN1 4NH

**Guide price £500,000 to £525,000**



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# Stanley Road

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## Description

Guide Price £500,000 to £525,000 Being sold chain free.

Avard Estate Agents is pleased to present this beautifully appointed 3/4 bedroom maisonette, located on Stanley Road in the desirable Ditchling Rise area of Brighton. This charming property, part of a period Victorian building, boasts a generous living space making it an ideal home for families or those in need of extra room.

Furthermore, as a share of freehold, you will have a stake in the building, providing peace of mind and a sense of community.

Upon entering, you are welcomed by a spacious landing that leads to a bright and airy living room, alongside a versatile dining room that can easily serve as a fourth bedroom if desired. The modern kitchen is perfect for culinary enthusiasts, providing a delightful space to prepare meals. Ascending to the second floor, you will find a landing that connects two well-proportioned bedrooms and a contemporary bathroom, complete with a convenient walk-in shower. Additionally, a further bedroom is situated in the loft conversion, offering a private retreat for relaxation.

One of the standout features of this property is the private rear garden, accessible from the kitchen. This tranquil outdoor space is perfect for unwinding or entertaining guests. The surrounding area is rich in amenities, with local gastro pubs such as the 'Signalman' and 'Open House' nearby, as well as a variety of shops at Fiveways, including a post office, butcher, and delightful coffee shops.

For those who enjoy a vibrant social scene, Preston Circus is within easy reach, featuring a selection of bars and the renowned Duke of York's Picture House. Outdoor enthusiasts will appreciate the proximity to the picturesque Preston Park, which offers tennis courts and bowling greens for leisurely afternoons. Commuting is made easy, with Brighton mainline station and London Road train station both within walking distance, providing quick access to London, Gatwick, and beyond.

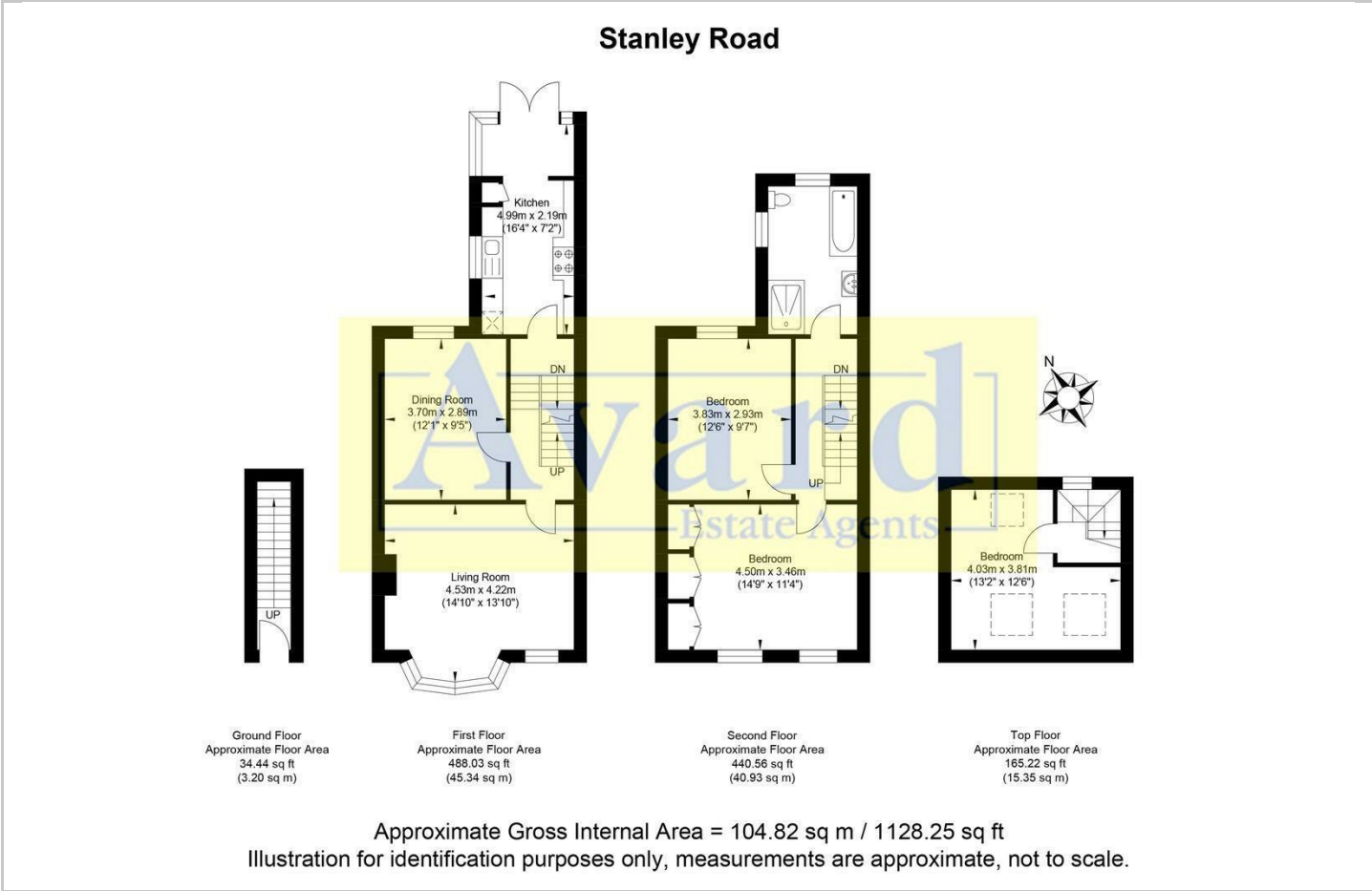
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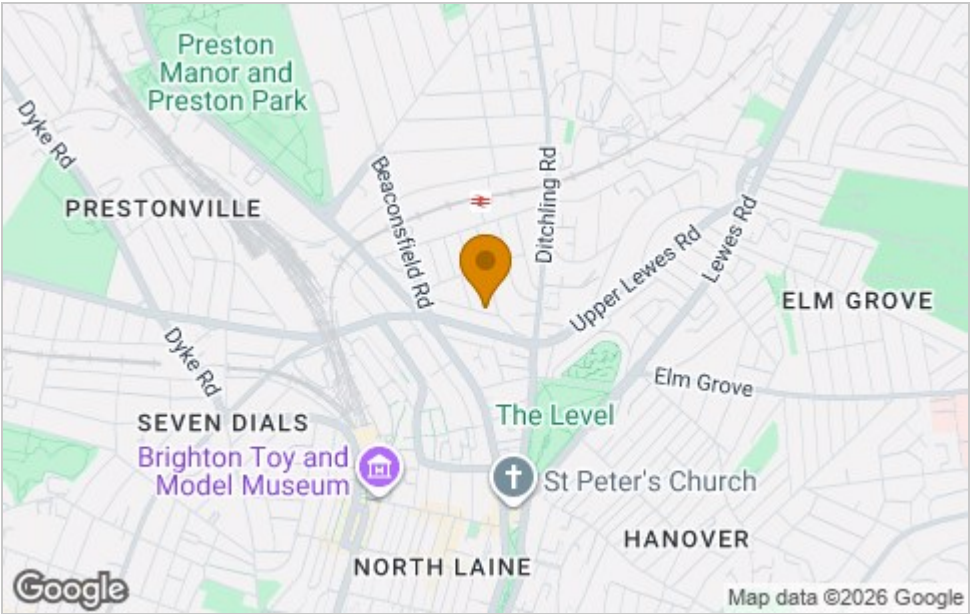
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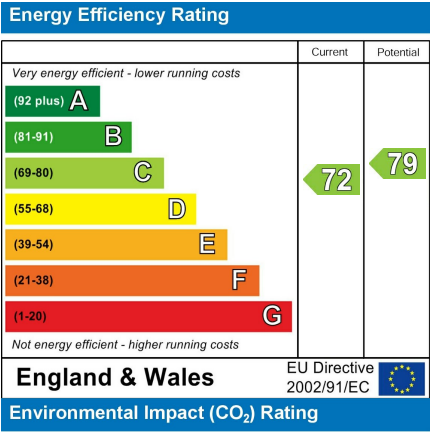
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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