



82 Stanmer Villas

, Brighton, BN1 7HN

Guide price £500,000 to £550,000

**FREEHOLD**



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## Description

GUIDE PRICE £500,000 to £525,000

Avard Estate Agents are delighted to offer for sale this charming beautifully presented mid-terrace house located in the desirable Stanmer Villas, within the vibrant Hollingdean/Fiveways area of Brighton. This delightful three-bedroom family home offers a perfect blend of comfort and convenience for families or those seeking a tranquil retreat.

Upon entering, you are welcomed by a hallway that leads to a living room, ideal for relaxation. The open-plan kitchen and dining area create a warm and inviting space for family gatherings and entertaining guests. The first floor comprises a landing that leads to three well-proportioned bedrooms and a family bathroom, ensuring ample space for everyone.

The property boasts a lovely rear garden, providing a private outdoor space for children to play or for hosting summer barbecues, with additional access from the rear via a private gate onto Harrington Place for added convenience.

Situated just a short stroll from the bustling Fiveways area, residents will enjoy a strong sense of community and a diverse range of local shops and services. From a boutique wine shop and greengrocer to a local butcher and charming coffee shops, everything you need is within easy reach. Notable establishments such as the Flour Pot bakery, Co-op, Fiveways Deli and Ravens Bakery enhance the local experience, while a post office and various shops are conveniently located nearby.

For those commuting, Preston Park train station is approximately 1km away, offering excellent transport links to Brighton City Centre, Gatwick Airport, London, and beyond. The area is also well-regarded for its educational facilities, with a great catchment area for primary, infant, and secondary schools.

This lovely family house presents a wonderful opportunity to enjoy a comfortable lifestyle in one of Brighton's most sought-after neighbourhoods. Don't miss your chance to make this delightful property your new home.



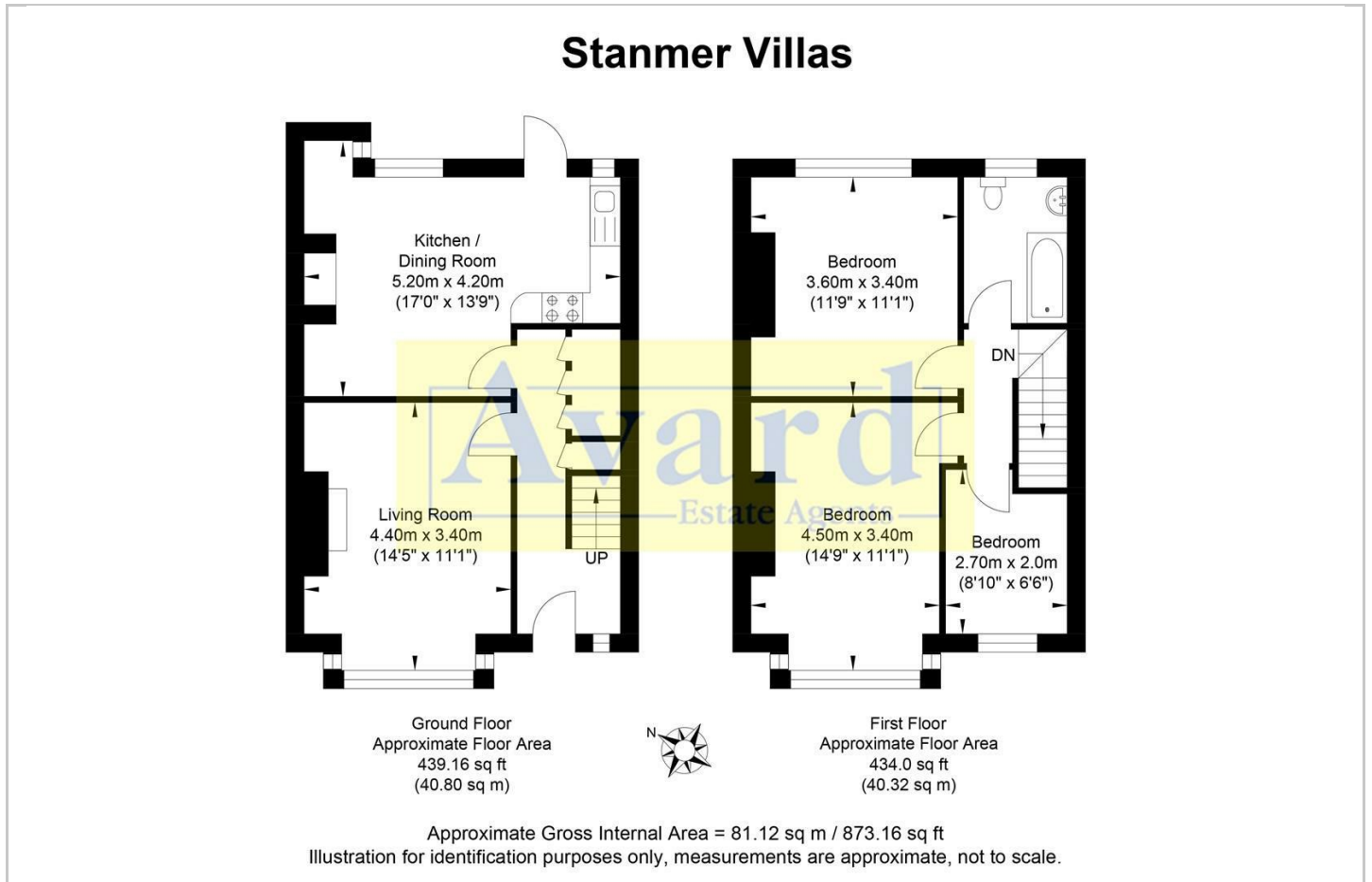
Award  
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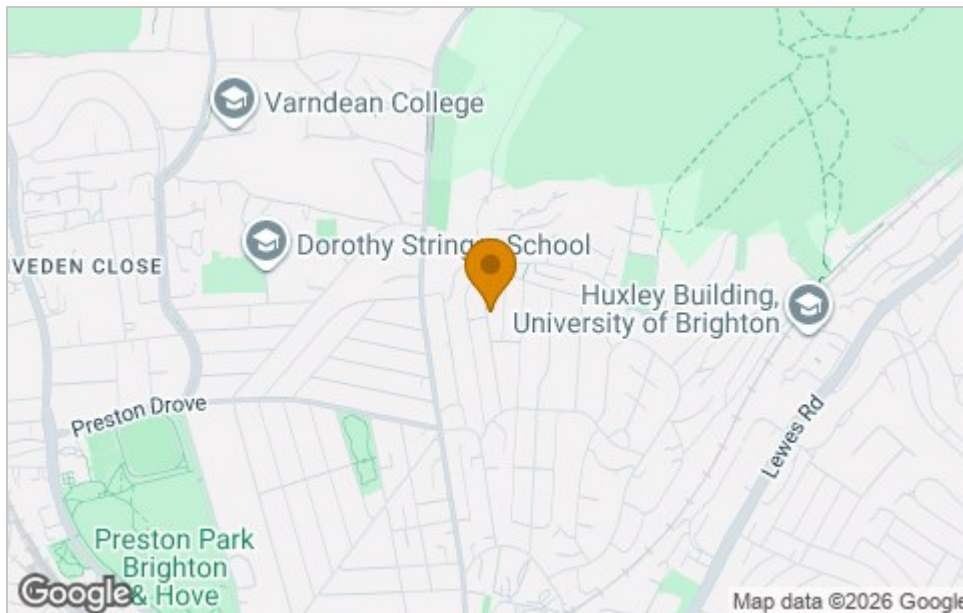
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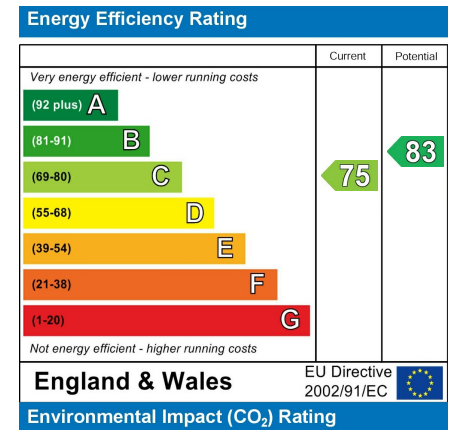
## Floor Plan



## 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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