Avard
Estate Agents

40 Stanford Avenue

, Brighton, BN1 6EA

Asking price £365,000

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40 Stanford Avenue

Description

Avard Estate Agents are thrilled to bring to market this beautifully presented two-bedroom ground floor garden flat with a share of the freehold, set within an elegant double-fronted Victorian end-of-terrace property. Blending timeless period character with stylish modern upgrades, this home offers a wonderful balance of charm, comfort, and practicality—perfect for contemporary living.

Positioned along a wide, tree-lined avenue in the highly desirable Preston Park Conservation Area, the property enjoys a peaceful yet well-connected setting. Just moments away lies the ever-popular Fiveways, a vibrant hub known for its independent cafés, artisan bakeries, and local shops, giving the area a true community feel. The location is further enhanced by its proximity to several well-regarded schools, making it an appealing choice for a variety of buyers.

Commuters will appreciate the excellent transport links, with London Road and Brighton mainline railway stations both easily accessible, offering direct routes to London and beyond. Frequent local bus services also provide effortless travel across the city.

Internally, the property is thoughtfully laid out and filled with natural light. A private street entrance leads into a welcoming hallway, setting the tone for the rest of the home. The living room provides an inviting space to relax or entertain, there are two bedrooms offer flexibility for guests, family, or home working. A sleek, modern fitted kitchen and a contemporary bathroom complete the interior.

Stepping outside, the property truly comes into its own. The generous rear garden is a standout feature—beautifully maintained and offering a tranquil retreat, perfect for al fresco dining, gardening, or simply unwinding in a private outdoor setting.

Additional benefits include being within easy walking distance of both Blakers Park and Preston Park, ideal for leisurely strolls, outdoor activities, and enjoying green open spaces.

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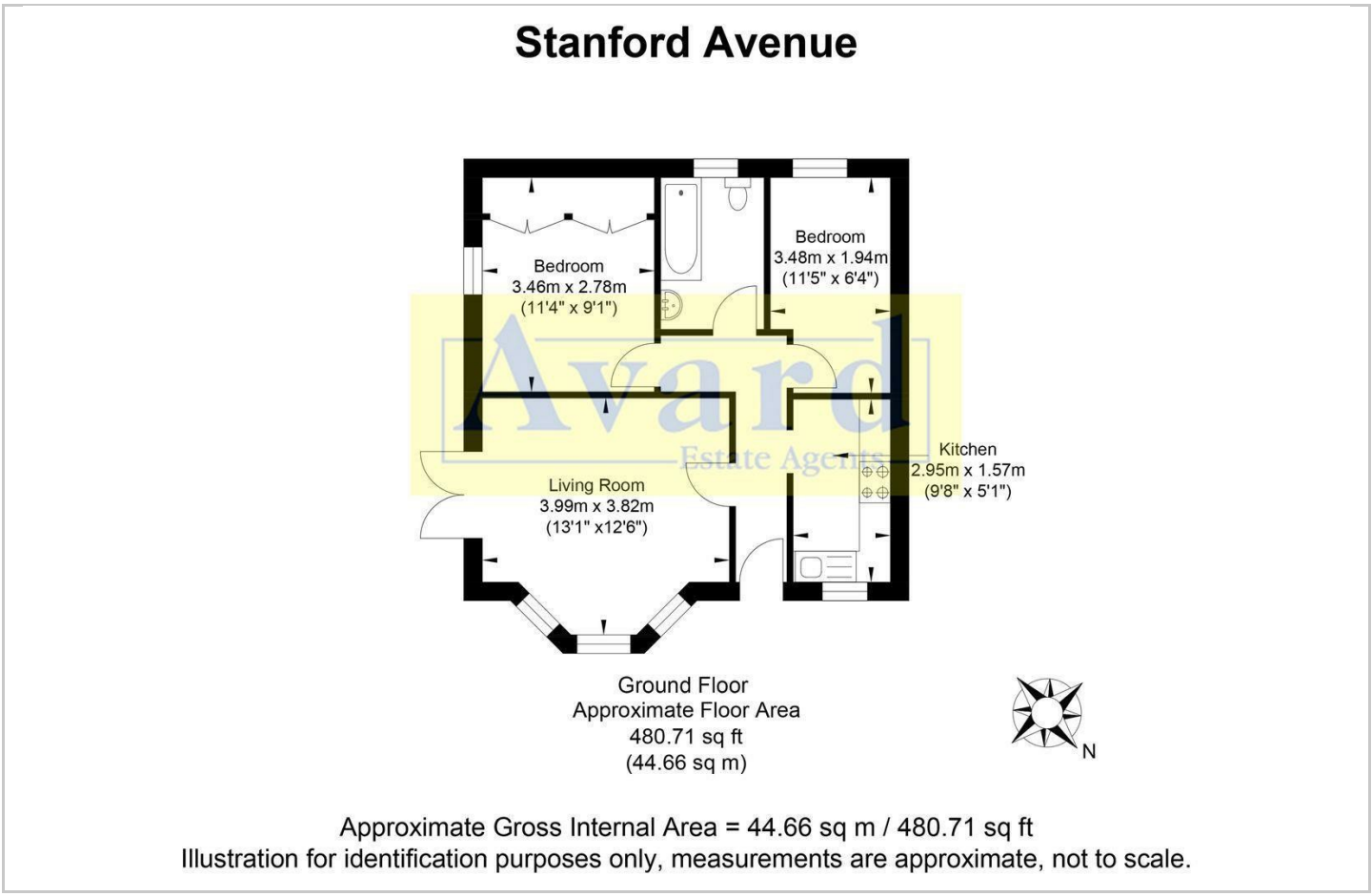
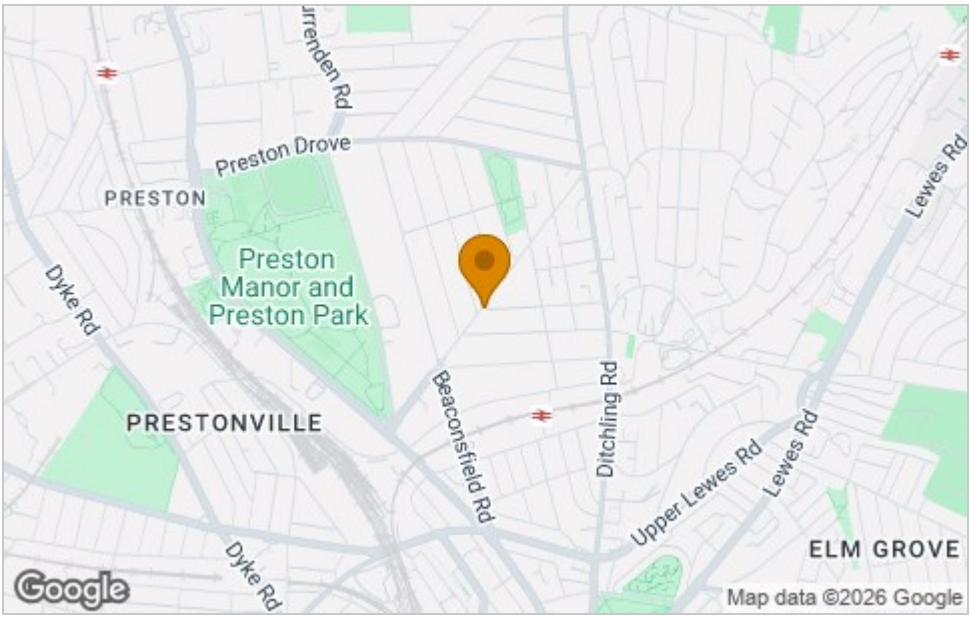
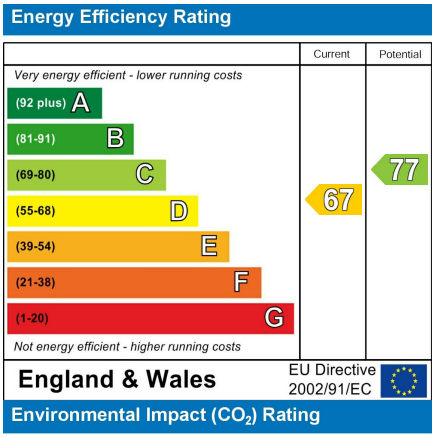
Floor Plan



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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