



## Park Mansions Stanford Avenue

, Brighton, BN1 6AA

**Asking price £235,000**



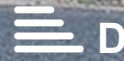
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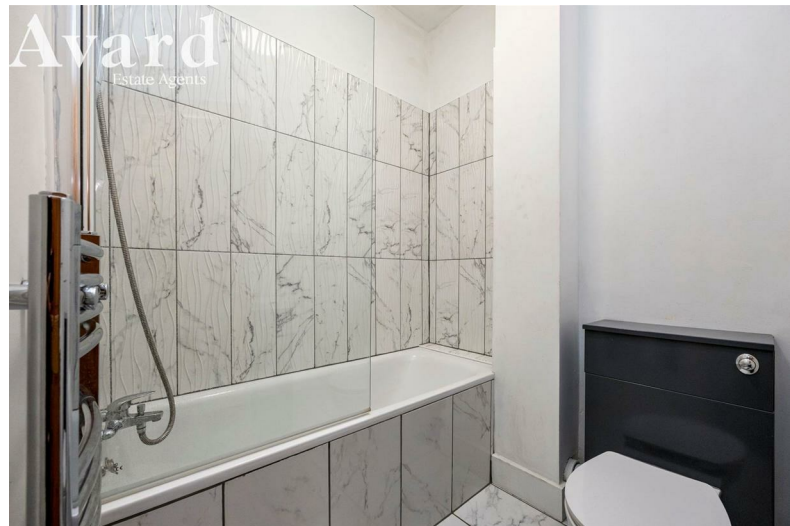
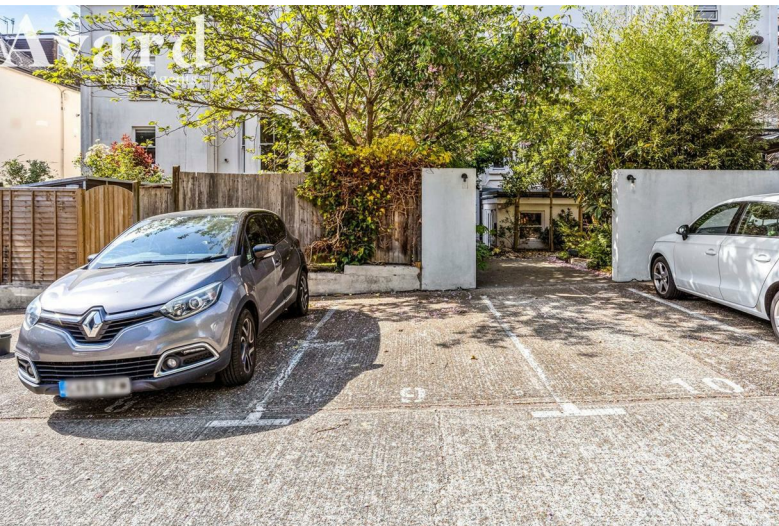
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## Description

Avard Estate Agents are delighted to present this beautifully appointed one-bedroom first-floor apartment, ideally situated on the sought-after Stanford Avenue in Brighton. This charming property has been meticulously maintained to a high standard throughout, offering a stylish and comfortable living environment perfectly suited to first-time buyers, investors, or those seeking a well-located city residence.

The accommodation comprises a welcoming entrance hallway leading to a bright and spacious living room, ideal for both relaxation and entertaining. The property further benefits from a modern, well-equipped fitted kitchen with dining area, a generously sized double bedroom, and a contemporary bathroom. Externally, the apartment is complemented by the valuable addition of an allocated parking space.

A particular highlight of this property is that it is offered with a share of the freehold, providing greater control and long-term security compared to leasehold ownership.

Conveniently located just 0.2 miles from London Road railway station and approximately 0.6 miles from Brighton mainline station, the property offers exceptional transport links, making it an excellent choice for commuters travelling to London and beyond. Regular bus services also operate nearby, providing easy access to Brighton's vibrant city centre and iconic seafront.

The surrounding area boasts an extensive range of local amenities along London Road, including a variety of independent shops, cafés, restaurants, and bars. Cultural attractions are also within easy reach, with the historic Duke of York's Picturehouse cinema at Preston Circus just a short walk away.

For those who enjoy outdoor pursuits, the expansive Preston Park is close by, offering approximately 63 acres of beautifully maintained green space.

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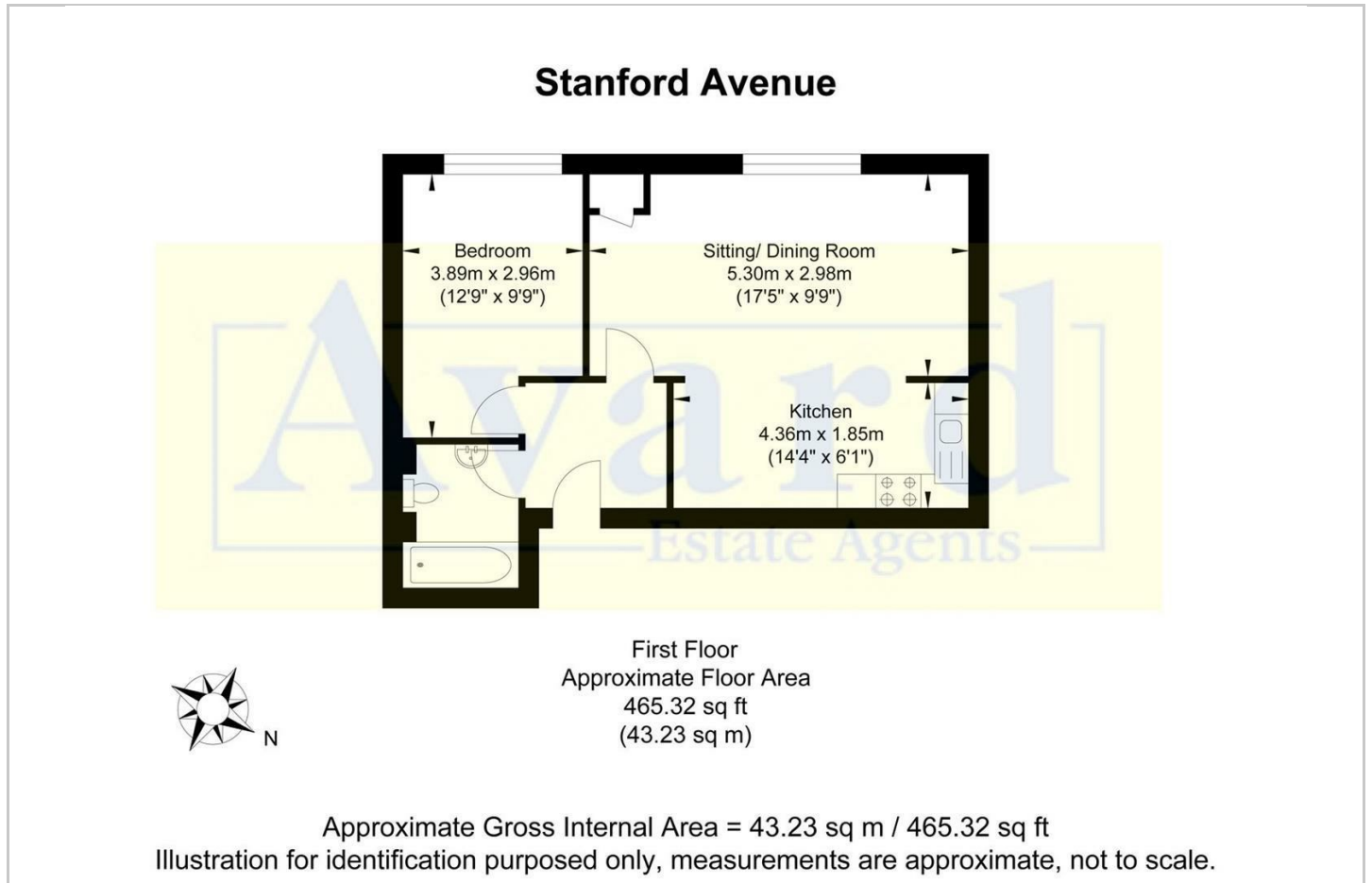
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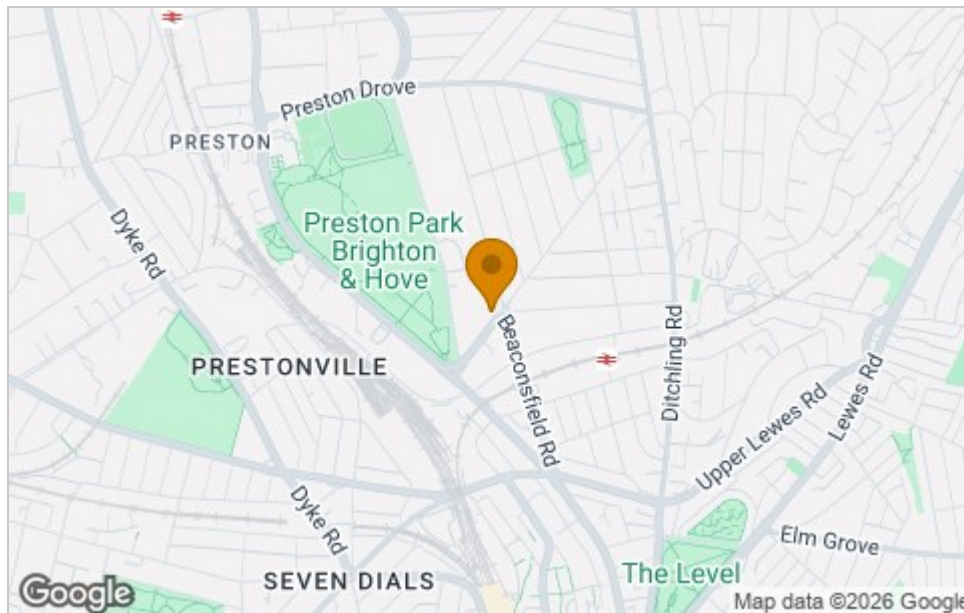
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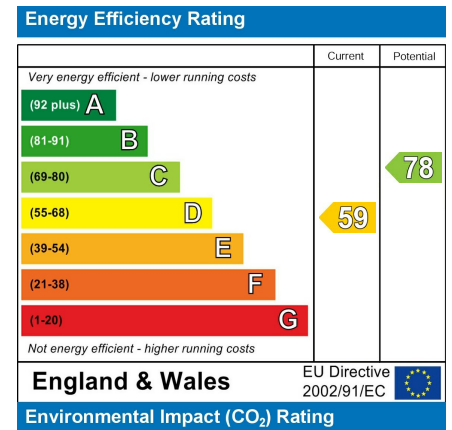
## Floor Plan



## 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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