



Flat 3, 18 Park Mansions Stanford Avenue

Brighton, BN1 6AA

Guide price £300,000



# Flat 3, 18 Park Mansions Stanford Avenue, Brighton, BN1 6AA

**Avard**  
Estate Agents



## Description

Guide Price £300,000-£325,000

Avard Estate Agents are pleased to present this beautifully modernised one-bedroom flat located on the charming Stanford Avenue in Brighton. This delightful apartment has been thoughtfully updated to a high standard, offering a comfortable and stylish living space. The accommodation includes a welcoming hallway, a spacious living room with a fireplace, a double bedroom with built-in wardrobes, a modern bathroom, and a separate WC. One of the standout features of this property is the large southerly aspect rear garden, perfect for enjoying sunny days, along with the added convenience of a private parking space.

The flat has been newly decorated throughout, complemented by fresh flooring, creating a bright and inviting atmosphere. Additionally, the property comes with a share in the freehold, providing added security and investment potential. Water bills are also included in the maintenance.

Situated just 0.2 miles from London Road station, this flat offers excellent transport links for commuters, with Brighton mainline station only 0.6 miles away. This makes travelling to London and other destinations remarkably easy. The area is well-connected by frequent bus services, allowing for quick access to the picturesque Brighton seafront and the vibrant city centre.

Residents will find a plethora of shops, cafes, restaurants, and bars along London Road, ensuring that dining and entertainment options are always within reach. Film enthusiasts will appreciate the proximity to the renowned Duke of York cinema at Preston Circus, just a short stroll away.

For those who enjoy the outdoors, Preston Park is nearby, offering 63 acres of lush parkland, complete with cafes, tennis courts, bowling greens, and a cycle velodrome. This popular park is ideal for jogging, sports, and community events, making it a cherished space for many Brighton locals.

■ Newly Refurbished

■ Impressive South Facing

Garden

■ Perfect First Time

Purchase

■ Potential For Rear

Extension STNPO

■ Chain Free

■ 1 Bedroom Flat

■ Share Of Freehold

■ Private Parking Space

■ Great Opportunity



# Avard

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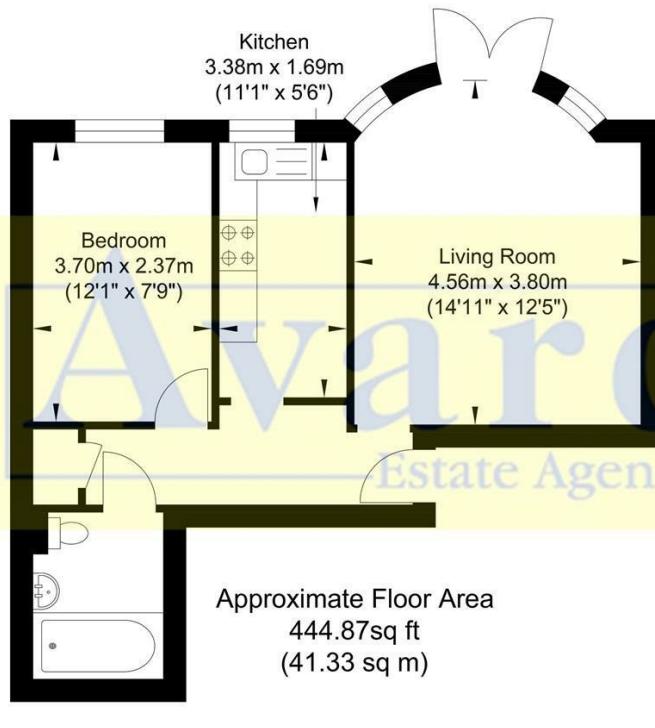
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## Floor Plan

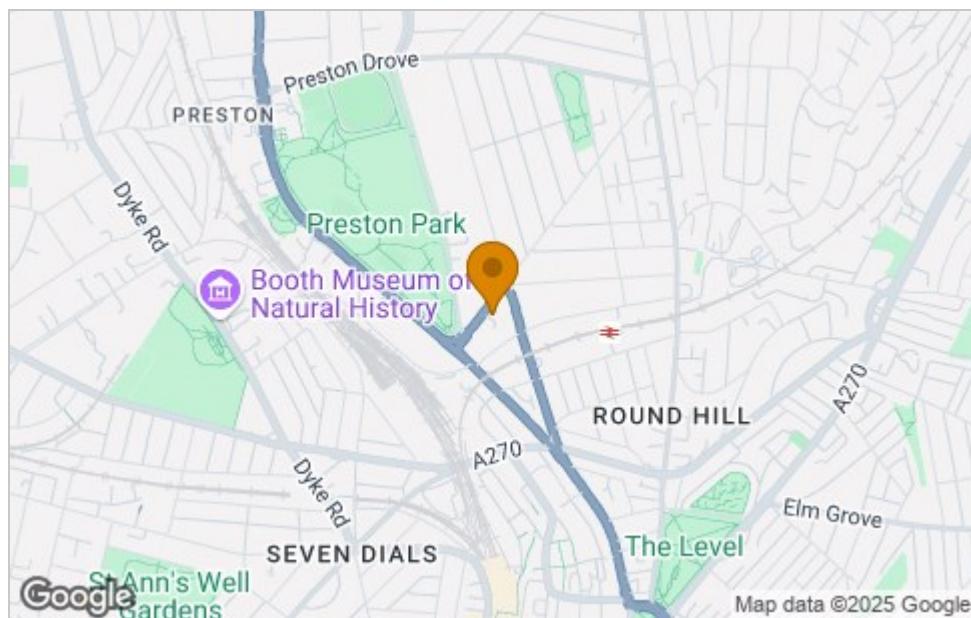
### Stanford Avenue



Approximate Floor Area  
444.87sq ft  
(41.33 sq m)

Approximate Gross Internal Area = 41.33 sq m / 444.87 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Area Map



## 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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