



**Stanford Avenue, Brighton, BN1 6AA**

**£1,600 Per month**



- Shared communal garden
- Open plan
- Unfurnished
- Recently re-decorated

- Available Now
- Two double bedrooms
- Gas heating
- Laminate flooring throughout

# Stanford Avenue, Brighton, BN1 6AA

## £1,600 Per month



### Summary

2 bedroom property located on Stanford Avenue.

The flat has spacious open-plan living area, perfect for entertaining guests or simply relaxing after a long day. With two generously sized double bedrooms, this property offers ample space for a couple, two sharers or even for those who desire a home / office or guest room. The property has been recently redecorated, giving it a fresh feel throughout. Situated close to London Road, you'll have easy access to a variety of amenities including shops, cafes, and restaurants, making it convenient for your daily needs.

### Open plan kitchen / Lounge

19x16 (5.79mx4.88m)

Spacious lounge with open-plan gloss kitchen housing integrated appliances such as washing machine and fridge freezer.

### Useful Information

Council Tax-C

Parking Zone-J

EPC-D

### Bedroom One

15x14 (4.57mx4.27m)

Generous double bedroom with built in wardrobes and feature fireplace.

### Bedroom Two

14x9 (4.27mx2.74m)

Double bedroom with large built in wardrobes.

### Bathroom

Spacious bathroom with mixer shower.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

