



TRUEMANS



Stafford Road, Brighton, BN1 5PF

VICTORIAN DOUBLE-FRONTED - STANFORD SCHOOL CATCHMENT - We are delighted to offer this spectacular double fronted period home, situated in one of Brighton's most favoured locations. Arranged over three floors, this is the ideal family home. Tastefully designed and finished from top to bottom, this stylish home is certainly one not to be missed.

The ground floor makes the perfect family living space, with the lounge having a lovely feel, offering high ceilings and retaining many original features. There are two other reception rooms on this floor. One is currently set up as a kids play room and could be turned into a great office for those that work from home. The dining room is the perfect space for entertaining as it is just off of the kitchen. This room is also blessed with high ceilings, a large bay window and plantation shutters. The kitchen itself has underfloor heating and views out on to the patio.

The magnificent staircase really is a sight to behold, rising up through the centre of the house. On the first floor, you will find a stunning master bedroom, two further double bedrooms and large family bathroom. Up on the top floor, you will find a further two large double bedrooms, one of which is currently arranged as a multi-functional office, music space and Pilates studio. There is also another shower-room suite to accommodate this floor.

The rear garden is a true oasis and has been landscaped to an extremely high standard. With LED & wall lights surrounding this "outdoor lounge", it is a wonderful space and perfect for entertaining throughout the day and into the evenings. There is also clever built-in storage with planted-roof, and Bluetooth-controlled heating and irrigation.

Stafford Road is situated close to the highly sought-after Seven Dials, ideal for commuters as it is close to Brighton station as well as some of the city's most sought after schools. The Port Hall area has a real community spirit and is in the catchment for Stanford School.



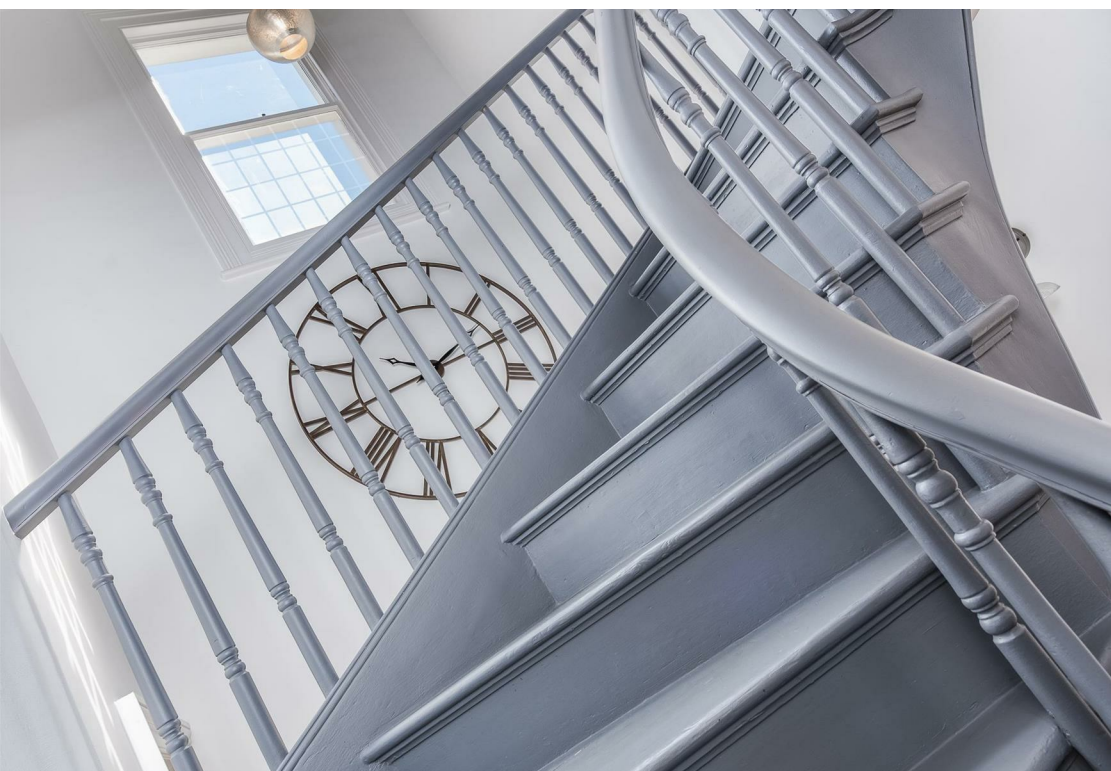


A HOUSE IS MADE OF LOVE AND TEAR

KEEP WITH LOVE AND TEAR

FAMILY RULES
Keep your promises
SHARE
Say I love you
Always do your best
Do your best
Always tell the truth
Hug often
Use kind words
Love each other

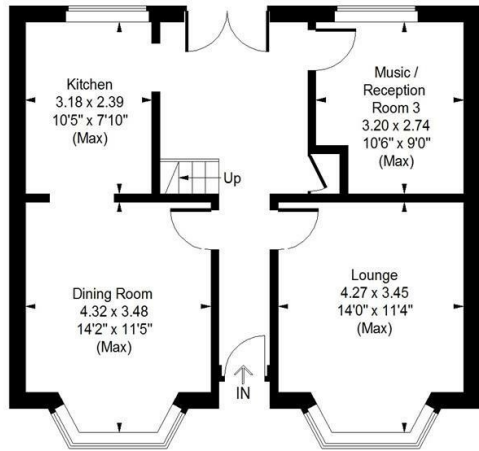
TIME TO DRINK
Champagne
AND DANCE
ON THE TABLE



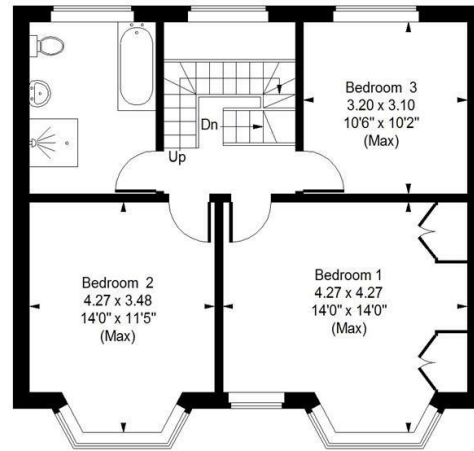
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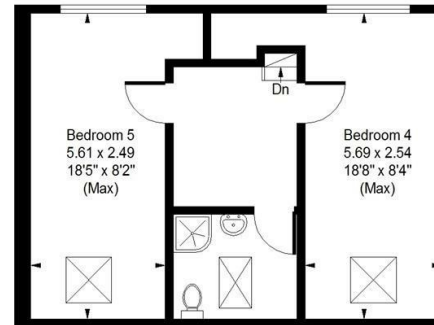
Approximate Gross Internal Area
161.5 sq m / 1738 sq ft



Ground Floor



First Floor



Second Floor

This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mid-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. for Trumans

Further Information

Council Tax: Band E

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 79 |
| (69-80) C | | | |
| (55-68) D | | 60 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | 76 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 53 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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