



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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91 Stanmer Park Road

, Brighton, BN1 7JS

Guide price £240,000

Leasehold Council Tax Band B



Offered for sale with no onward chain is this two bedroom, first floor garden flat, situated in the popular residential area, Stammer Park Road.

In brief the accommodation comprises a communal entrance with stairs to first floor into spacious entrance hall, bay fronted lounge with a pleasing outlook over rooftops. There are two double bedrooms with the main bedroom having access onto the garden. There is a fitted kitchen and family bathroom.

The rear garden could be a potential feature of the property being arranged over split level and is ready for somebody to landscape. Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size of this apartment.

Tenure - Leasehold

Lease Remaining - 109 years (approx.)

Maintenance - As and when

Buildings Insurance - £367.37 per annum

#### Location

The flat is situated in this elevated position on Stanmer Park Road enjoying a bright open aspect with views over Hollingdean. There are local shopping facilities in Hollingbury Place, and flat is within a short stroll of the highly favoured vibrant Fiveways with its range of local independent shops, cafes and bars. Numerous local schools are within easy reach catering for all ages and local bus services are close to hand providing easy access to Brighton city centre and seafront. Preston Park, Blakers Park, Hollingbury Park and Hollingbury golf course are all nearby providing their recreational facilities.

Communal entrance with stairs to first floor





Spacious entrance hall  
20'5 x 2'6 opening to 8'7 (6.22m  
x 0.76m opening to 2.62m)

Lounge  
20'3 x 13'0 (6.17m x 3.96m)

Kitchen  
12'8 x 4'5 (3.86m x 1.35m)

Bedroom one with doors onto  
garden  
11'2 x 10'6 (3.40m x 3.20m)

Bedroom two  
10'5 x 7'6 (3.18m x 2.29m)

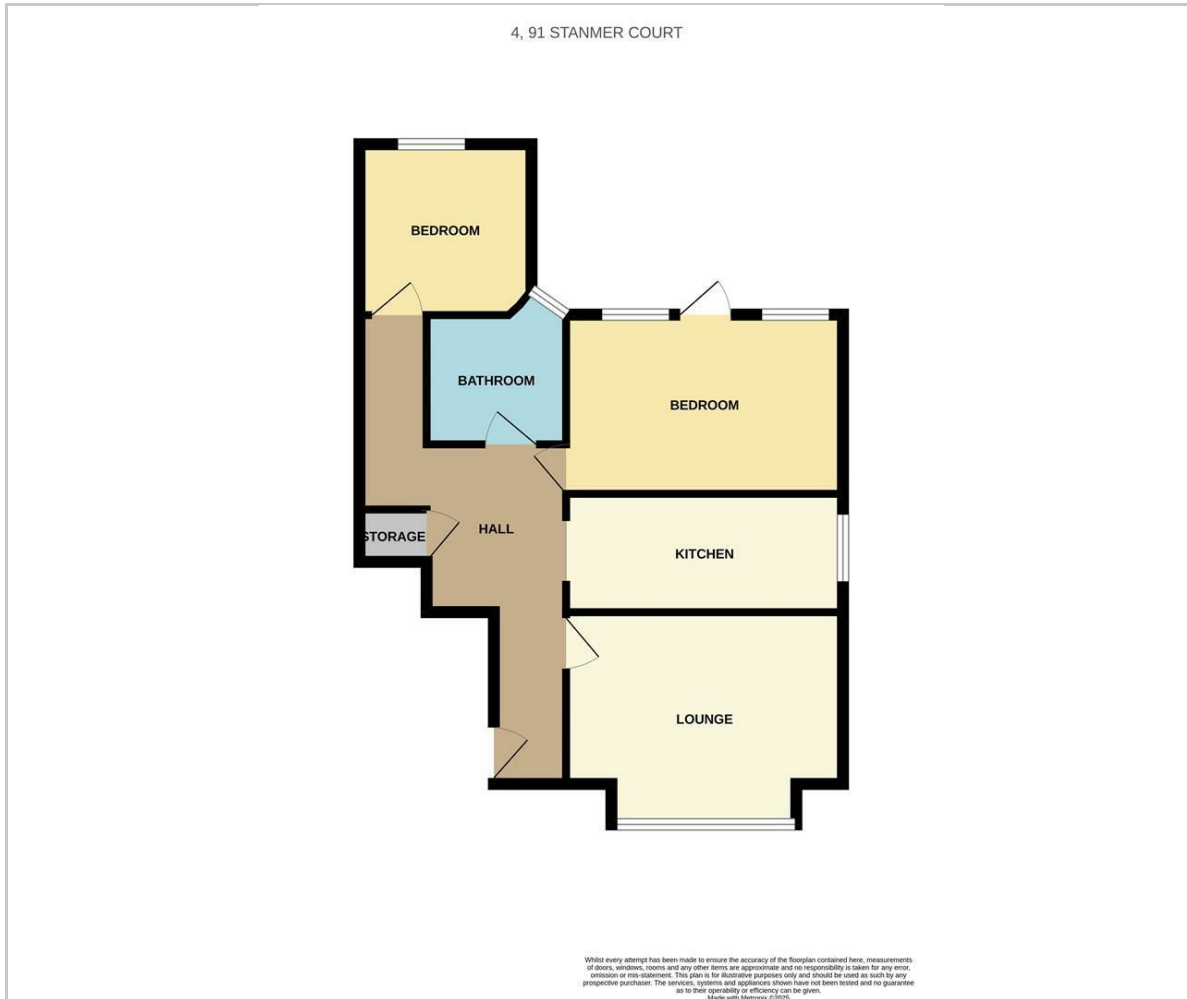
Family bathroom  
5'3 x 9'6 (1.60m x 2.90m)

Rear garden

On road parking



## Floor Plan



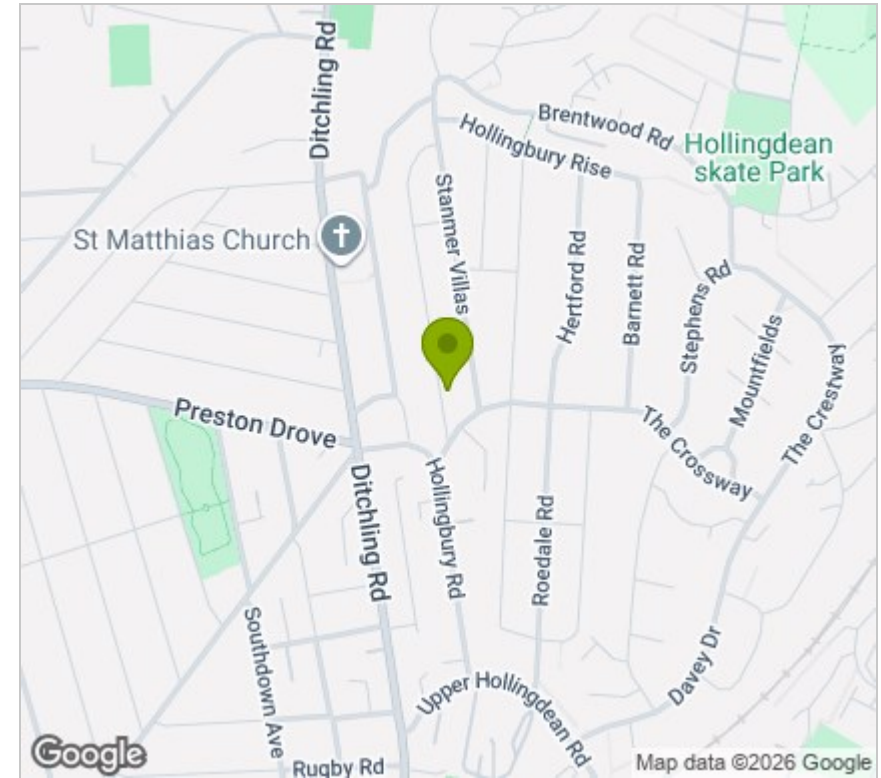
## Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

