



£310,000

A one bedroom raised ground floor flat with a west facing rear garden flat situated on Stanford Road. Located within a few minutes' walk of the popular Seven Dials with an array of bars, delis, cafés, restaurants and other entertainments. Schools catering for all age groups are well represented within the local area, and Brighton mainline railway station is within easy walking distance providing north-bound commuter links with London/the City. The bustling city centre, seafront and promenade are all within easy reach.

Steps rising up to communal front door and entrance hall

Front door opening into

Entrance hall

Carpeted hall, cupboard under stairs housing electric meter.

Lounge

Carpeted, hardwood framed sash bay windows, working fireplace, radiator.

Bedroom

Hardwood sash window, carpet, radiator, fitted wardrobes in chimney recess.

Bathroom

Three piece suite comprising low level WC, wash basin, enclosed bath and shower attachment, heated towel rail, window to side.

Kitchen

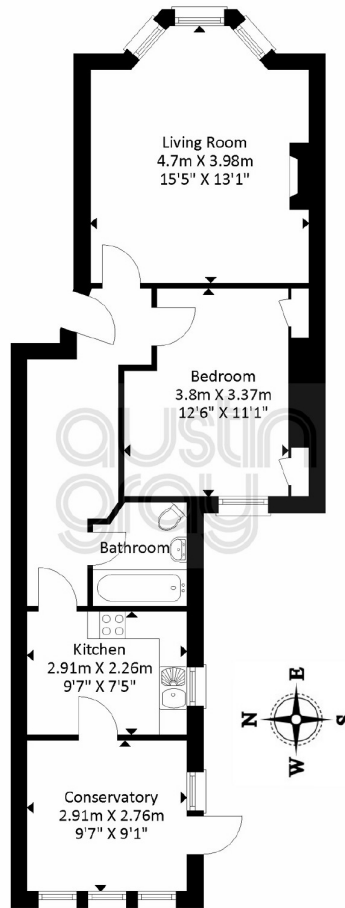
Work surface with eye level storage and below, stainless steel sink and drainer, four ring hob with oven below, dishwasher, space for free standing fridge/freezer.

Conservatory

Combi boiler, washer dryer, windows to side and rear, door leading out the rear west facing garden.

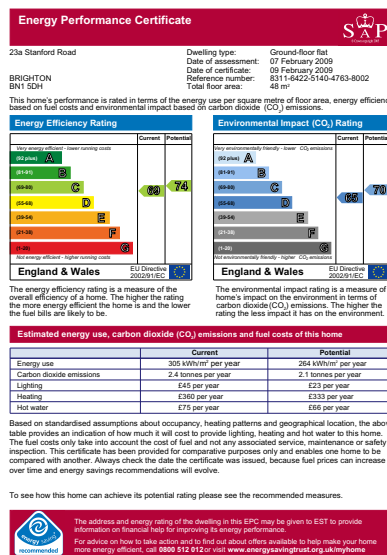


Stanford Road, Brighton



Ground Floor
Approximate Floor Area
624.30 sq ft
(58.0 sq m)

Approximate Gross Internal Area = 58.0 sq m / 624.30 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Copyright QO Impact 2017



Page 1 of 6

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

austin gray

123-125 Dyke Road, Hove, BN3 1TJ
 Tel: 01273 232 232 Fax: 01273 232 233
 property@austingray.co.uk
 www.austingray.co.uk

austin gray