



Stanford Road, Brighton, BN1 5DH
£550,000 - £600,000 Guide



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SELLING HOMES
IN BRIGHTON
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SINCE 2002

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An extremely spacious ground and first-floor maisonette situated in this highly sought-after and central location. The property benefits from a rear garden and, while requiring renovation, offers fantastic potential to create a beautiful home.





Further Information

Approached via a private street entrance, the accommodation on the ground floor comprises an entrance hall, spacious living room with a bright south-east facing bay window, double bedroom, W.C., and a kitchen with good storage space and a door leading out to the rear garden.

To the first floor there is a spacious landing, an excellent sized bathroom, and two double bedrooms. The principal bedroom is of especially generous proportions and features a further south-east facing bay window. To the rear of the property is an attractive private garden.

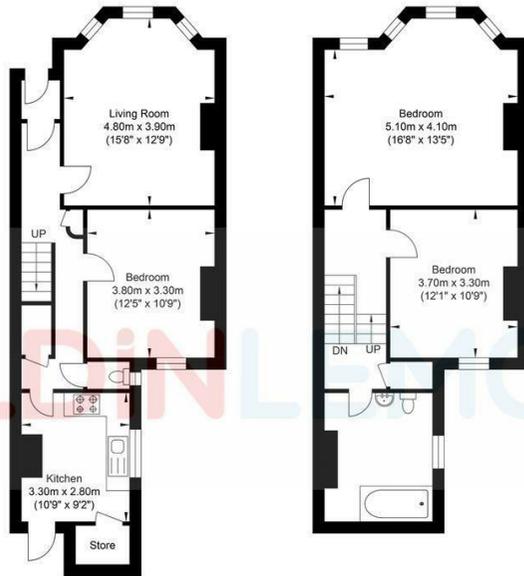
Stanford Road is ideally positioned in a central Brighton location, close to a wide range of local amenities. The area is well served by independent shops, cafés and everyday conveniences, while Brighton city centre, the seafront and mainline railway station are all within easy reach. The location also offers excellent transport links and access to a number of well-regarded local schools.



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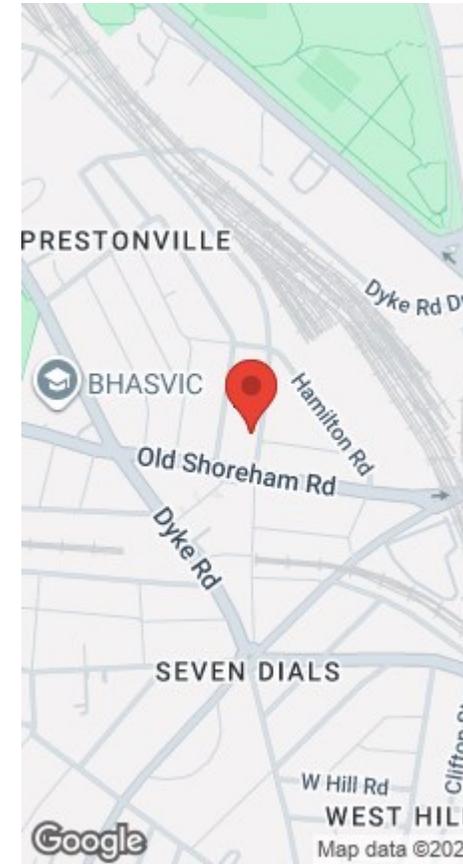
Ground Floor
Approximate Floor Area
578.88 sq ft
(53.78 sq m)

First Floor
Approximate Floor Area
571.56 sq ft
(53.10 sq m)



Approximate Gross Internal Area = 106.88 sq m / 1150.44 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.



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

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