



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



PRICE GUIDE

**£550,000**

**Stanmer Villas**

Brighton, BN1 7HN

## PROPERTY SUMMARY

\*\*\*GUIDE PRICE £550,000 - £575,000\*\*\* This attractive bay-fronted end-of-terrace family home offers spacious and versatile accommodation arranged over three floors, with four bedrooms, two bathrooms, and a sunny rear garden. Set within the ever-popular Hollingdean area, the property enjoys close proximity to a fantastic range of local amenities, excellent schools, beautiful parks, and convenient transport links, making it an ideal choice for families and professionals alike.

### Accommodation

Stepping inside, you are greeted by a welcoming entrance hall which sets the tone for the home with its bright and inviting atmosphere. To the front of the house is a generous lounge and dining room, enhanced by a large bay window that allows natural light to flood the space. This versatile area is perfectly suited to both everyday living and entertaining, with plenty of room for a family dining table as well as a comfortable seating area.

The kitchen is positioned at the rear of the property and offers a practical layout with ample wall and base units, good worktop space, and direct access to the garden. With scope to further personalise or extend (subject to permissions), this space presents an excellent opportunity for those wishing to create a dream family kitchen.

On the first floor, you'll find three well-proportioned bedrooms - two doubles and a single - along with a modern family bathroom. Each room

4



1



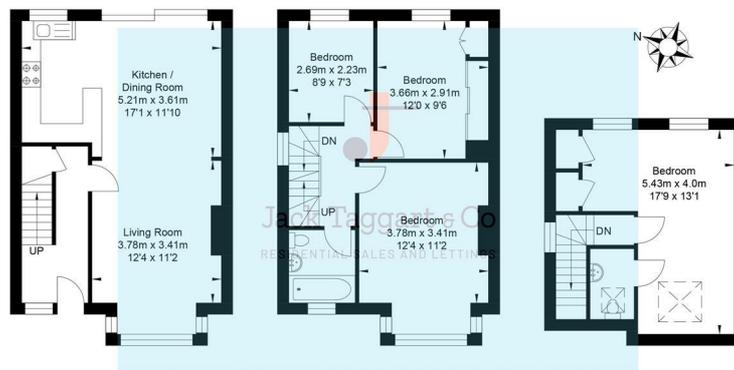
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### Stanmer Villas



Ground Floor  
Approximate Floor Area  
442.61 sq ft  
(41.12 sq m)

First Floor  
Approximate Floor Area  
442.61 sq ft  
(41.12 sq m)

Second Floor  
Approximate Floor Area  
265.54 sq ft  
(24.67 sq m)

Approximate Gross Internal Area = 106.91 sq m / 1150.76 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

4  
1  
1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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