



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

PRICE GUIDE

**£250,000**

**Stanmer Park Road**

Brighton, BN1 7JT

## PROPERTY SUMMARY

Guide Price £250,000 - £275,000

Jack Taggart & Co are pleased to offer you this stunning period terraced house, based in the sought after and desirable area of Hollingdean. It is in walking distance of all local amenities and not far from London Road train station, also no parking restrictions are in place so this is perfect for a buyer looking to commute. This elegant property is situated close to many popular schools which makes it also ideal for families.

This home comes with a large living and dining space with views over the iconic rooftops of Brighton, it has recently been refurbished and has a modern layout throughout. Both bedrooms are double sized, with the master bedroom being extremely well proportioned. The kitchen is bright and stylish with space for integrated appliances, and ample storage throughout the property. The Bathroom is contemporary and has a bath standing shower. This property has a private west facing garden, this is a perfectly sized outdoor space.

VIEWINGS HIGHLY RECOMMENDED!!

CALL US TODAY TO BOOK A VIEWING ON 01273 974929

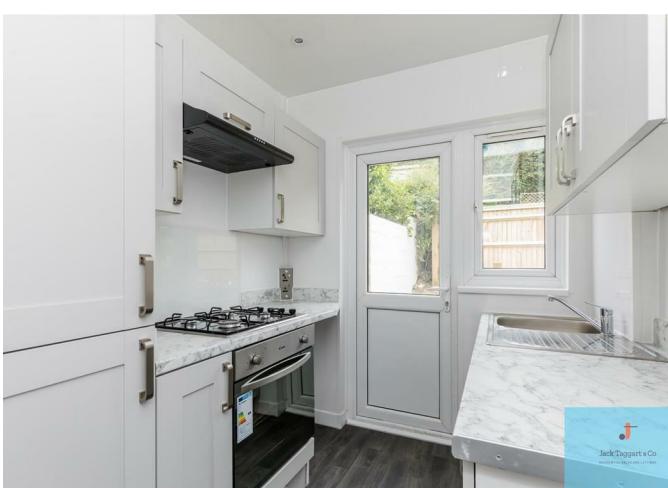
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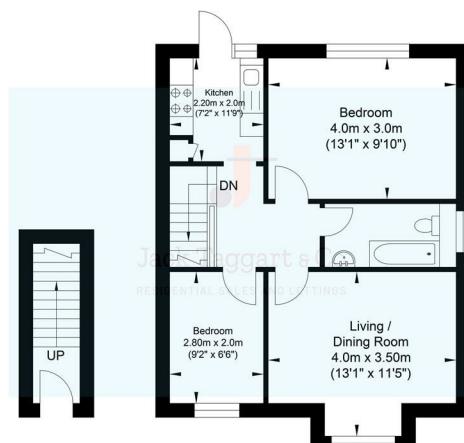
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## Stanmer Park Road, Brighton



Ground Floor  
Approximate Floor Area  
36.59 sq ft  
(3.40 sq m)

First Floor  
Approximate Floor Area  
494.92 sq ft  
(45.98 sq m)

Approximate Gross Internal Area = 49.38 sq m / 531.52 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		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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