



Stanmer Park Road, Brighton, BN1 7JJ

welcome to

Stanmer Park Road, Brighton

FOX & SONS are proud to bring to market this beautiful family home located in a popular residential area close to Fiveways. With local shops, cafes, schools and bus stops all in the close vicinity it's a perfect family home. Viewings highly recommended.



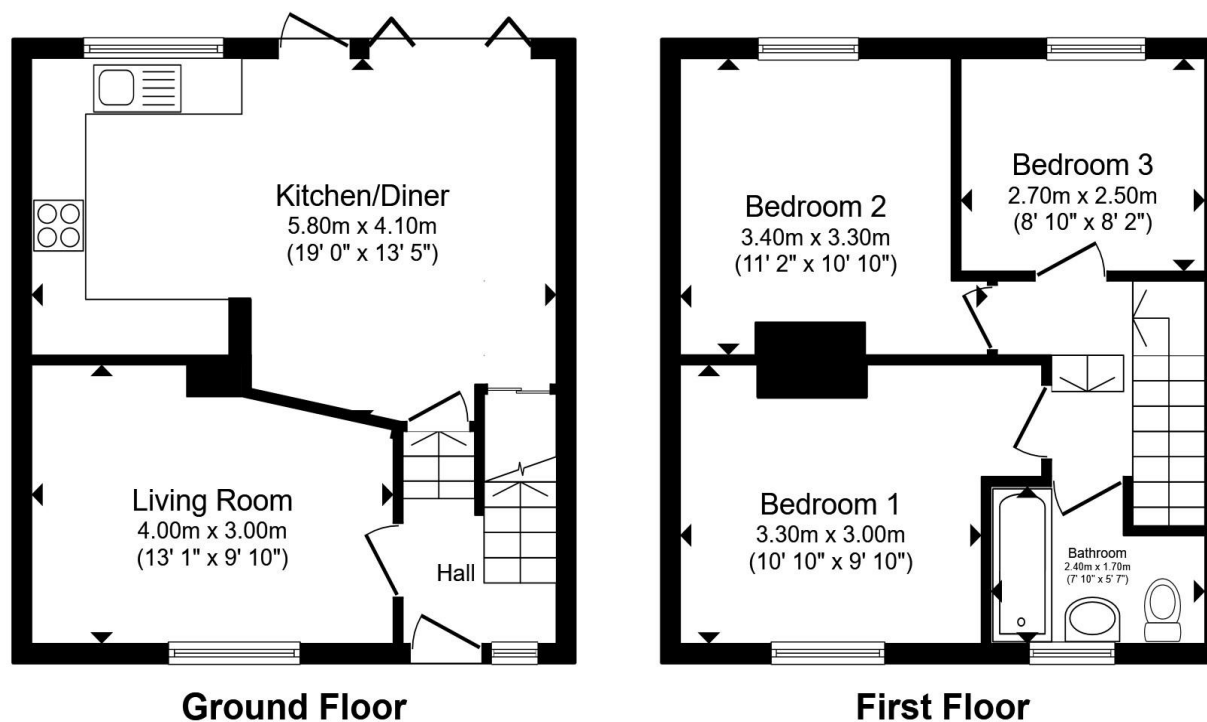
Upon entering this fabulous property through the front door you are instantly hit by its unique layout with a spacious living room on the left which houses a beautiful working fireplace. Moving forward from the front door you step down and enter the large open plan kitchen diner with bi folding doors leading out to the outdoor patio and original stripped and polished wooden flooring as does every other room in the house. The kitchen is fitted with a range of built in appliances.

Moving upstairs, you will find bedroom two and bedroom three which both have open and far reaching views over the area and the rear gardens. Going up a small flight of stairs you will then come to the completely modernised family bathroom and the main bedroom.

Outside of the property to the front you will find an old coal bunker underneath the stairs on the approach to the front door being used as a storage area and then the rear you will find a beautiful tiered garden with three separate sections being used in a variety of different ways which includes sun terrace, vegetable garden and on the lower level a pebbled area with shed and shrubbery.

Further benefits of the property include an insulated loft and also the possibility of further development STPP.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 72.9 m² (785 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to Stanmer Park Road, Brighton

- BEAUTIFUL FAMILY HOME
- THREE DOUBLE BEDROOMS
- MODERN KITCHEN
- MODERN BATHROOM
- CLOSE TO FIVEWAYS
- POPULAR RESIDENTIAL AREA
- ORIGINAL STRIPPED & POLISHED WOOD FLOORING THROUGHOUT
- TIERED REAR GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£525,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106878



Property Ref:
PRP106878 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01273 508761



PrestonPark@fox-and-sons.co.uk



205 Preston Road, BRIGHTON, East Sussex,
BN1 6SA



fox-and-sons.co.uk