



Stamford Lodge, Cumberland Road, Brighton, BN1 6ZE

welcome to

Stamford Lodge, Cumberland Road, Brighton

Set within the prestigious Preston Village Conservation Area, this bright and spacious two-bedroom apartment boasts a private entrance, dual-aspect reception room, garage and leafy surroundings. Moments from Preston Park Station, Preston Park and local amenities. In need of modernisation.



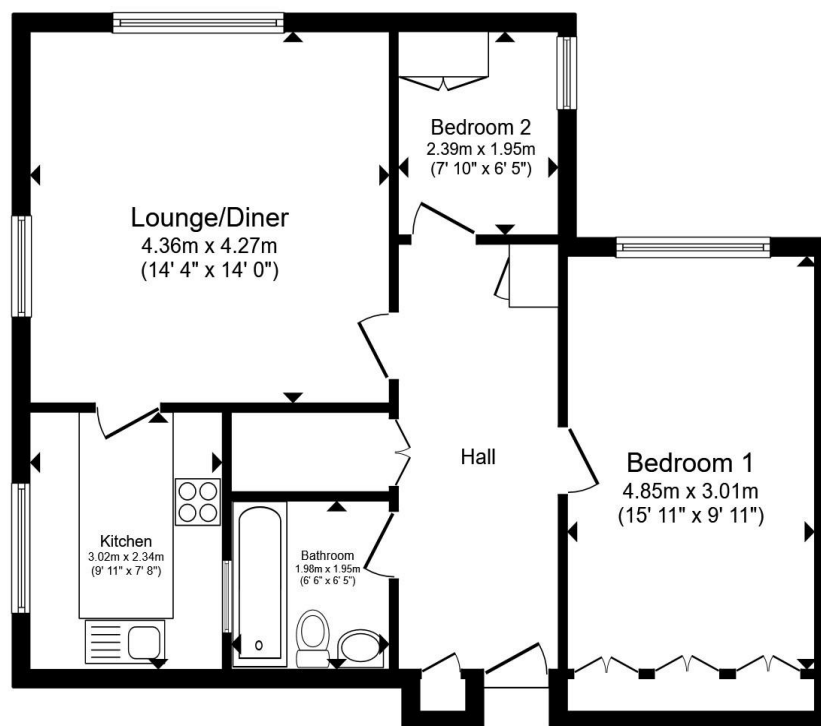
Tucked away within the leafy surroundings of the coveted Preston Village Conservation Area, this elegant two-bedroom apartment offers a rare combination of privacy, space and outstanding connectivity.

Set within the well-regarded Stamford Lodge development, the property enjoys a peaceful, secluded position screened by mature greenery, yet lies just a short walk from Preston Park Station, making it an ideal choice for those seeking effortless access to both Brighton and London.

Close proximity to some of the city's most treasured landmarks, including Preston Manor, The Rockery and the magnificent Preston Park, the apartment is perfectly placed to enjoy an exceptional lifestyle. Vast open green spaces, tennis courts, cycling facilities and numerous sporting amenities are all quite literally on the doorstep.

Behind its own private entrance, the apartment reveals surprisingly spacious accommodation flooded with natural light. A generous dual-aspect reception room provides an inviting space for entertaining and everyday living, whilst a separate kitchen, two well-appointed bedrooms with fitted wardrobes and a bathroom complete the layout. The added benefit of a private garage within the residents' compound further elevates this superb home.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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 64.9 m² (698 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 Stamford Lodge Cumberland Road, Brighton

- TWO BEDROOM SECOND FLOOR FLAT
- GARAGE
- CHAIN FREE
- IN NEED OF MODERNISATION
- DUAL ASPECT LOUNGE
- SEPARATE KITCHEN
- CLOSE TO STATION
- WALKING DISTANCE TO PRESTON PARK

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 1034 years from 08 Dec 1971. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£270,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106776



Property Ref:
PRP106776 - 0002

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