
2 The Courtyard, Stanmer Village, Brighton, BN1 9BN
Spencer
&Leigh

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Guide Price £800,000 - £850,000 Freehold

- Three storey town house set within Stanmer Park
- Three spacious bedrooms
- Main bedroom with en-suite bathroom & dressing room
- Ground floor wet room/WC
- Layout allows for multigenerational living
- High ceilings, period stye windows with shutters
- Modern contemporary interior
- High end fitted kitchen with quartz worktops
- Two allocated parking spaces, potential for EV charging
- Delightful communal gardens, viewing recommended

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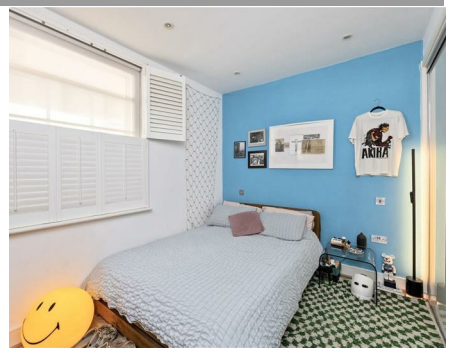
Set within the beautiful Stanmer Park is this modern three-storey townhouse attached to the west wing of the Grade I listed Stanmer House. Hidden from view, the property sits around a central communal courtyard with two allocated parking spaces within the grounds behind electric gates. The property connects directly with nature, being situated within The South Downs National Park and surrounded by 5000 hectares of parkland. Built in 2013, the luxurious home mirrors the sophisticated style of the original building with a contemporary twist internally. The flexible accommodation is versatile, being arranged over three levels, which can allow for multi-generational living due to the layout. Entering the home on the ground floor, you are greeted with a spacious, wide hallway which accesses two generous rooms, which are presently used as a double bedroom and separate living room. Conveniently, there is also a large shower/wet room/WC fitted with modern white sanitaryware. Rising up the stairs to the first floor, you find the main living room with high ceilings and a large period-style window with shutters letting in natural light complemented by white walls and wooden flooring. The modern kitchen is equipped with high-end appliances and fitted units with plenty of storage and an expanse of quartz worktops, along with a sit-up breakfast bar. From here, stairs rise to the second floor where the sumptuous main bedroom, ensuite bathroom and dressing room can be found. The herringbone flooring and white walls set the tone and allow you to fully immerse in this luxury suite. Outside, manicured communal spaces can be found, perfect for socialising with friends and neighbours. Exclusive to Spencer & Leigh, a viewing of this lovely home is highly recommended.



Stanmer Park is located in the quaint rural village of Stanmer which is set in the South Downs National Park. On the outskirts of Brighton this property offers easy access to the universities, Falmer Stadium and sporting facilities and the South Downs. Travel networks in and out of the city are also easily available.







Entrance

Entrance Hallway

Bedroom
16'5 x 12'6

Bedroom
10'10 x 8'2

Shower Room/WC
9'10 x 4'7

Stairs rising to First Floor

Reception Room
16'5 x 12'10

Kitchen/Diner
16'5 x 13'5

Stairs rising to Second Floor

Bedroom
19'8 x 16'1

En-suite Shower/Bathroom/WC
8'10 x 7'7

Wardrobe
6'11 x 5'3

OUTSIDE

Residents Parking

Front Courtyard

Property Information
Council Tax Band F: £3,725.86 2026/2027
Utilities: Mains Electric. Mains water and sewerage
Management Company Charge - £1,200 p/a
Parking: Residents Parking
Conservation Area - Stanmer
Broadband: Standard 1 Mbps & Superfast 43 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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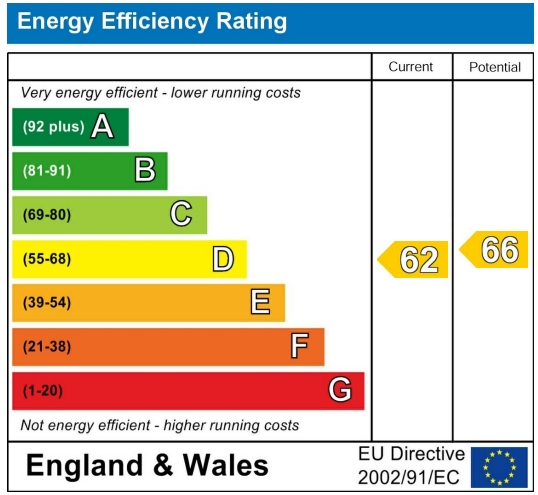








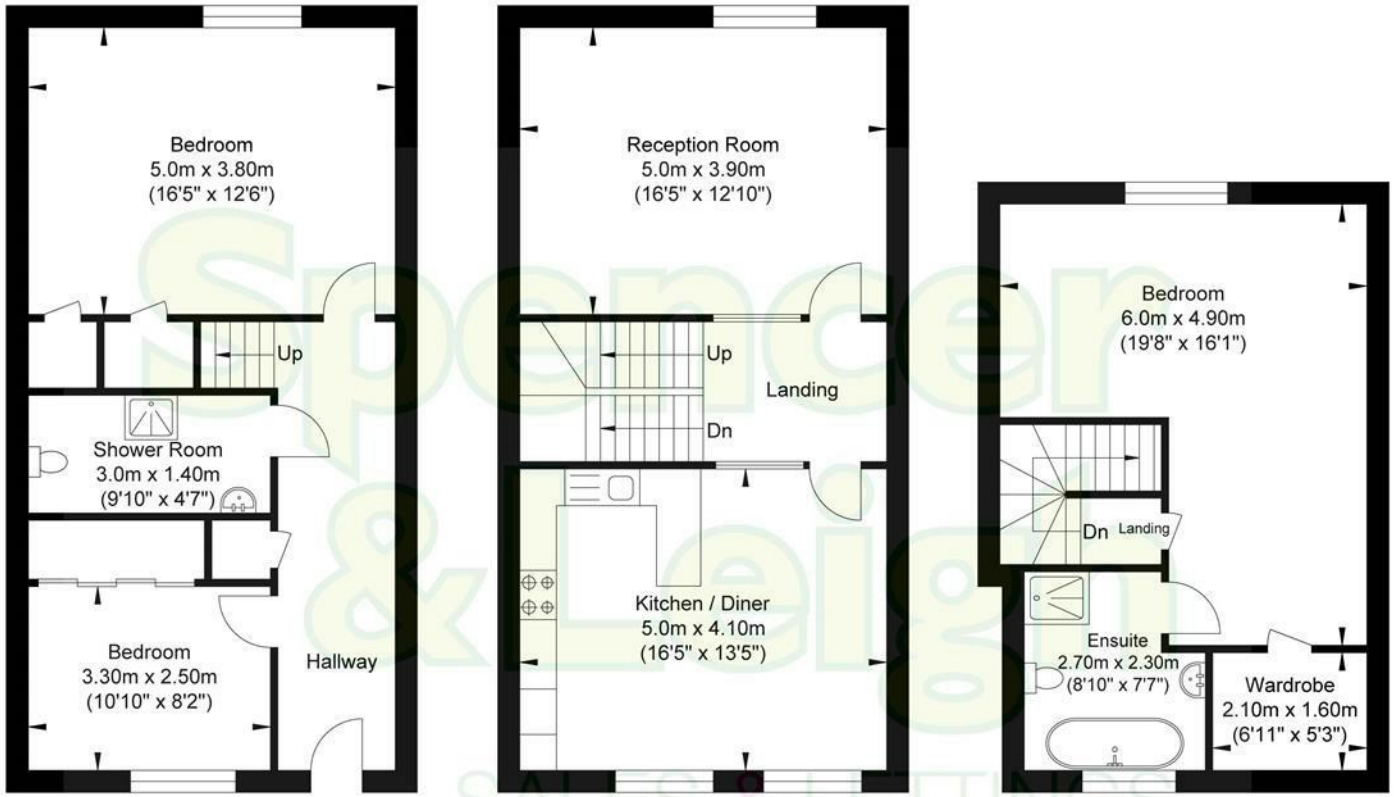
Council:- BHCC
Council Tax Band:- F



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

The Courtyard, Stanmer Village



Ground Floor
Approximate Floor Area
543.57 sq ft
(50.50 sq m)

First Floor
Approximate Floor Area
543.57 sq ft
(50.50 sq m)

Second Floor
Approximate Floor Area
404.40 sq ft
(37.57 sq m)

Approximate Gross Internal Area = 138.57 sq m / 1491.54 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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