



## 15 Stafford Road Brighton, BN1 5PE Price Guide £400,000

Price guide £400,000- £425,000

A beautifully presented two bedroom flat retaining character and charm with a west facing patio garden, offered for sale with a share of the freehold in the popular Port Hall district of Brighton.

Stafford Road is within a few minutes' walk of the popular bustling Seven Dials where an array of bars, cafes and shops and other amenities can be found. Renowned schools are within easy reach as is Brighton mainline station providing north bound commuter links to London/ The City. The Port Hall neighbourhood has a great community atmosphere benefitting from The Exeter Street Hall offering a wide range of activities and events as well as the Chimney House Pub and Joes café.

Through the communal hallway the accommodation comprises two double bedrooms and an open plan kitchen and living room and modern bathroom/WC. The larger of the two bedrooms is currently used as a home office and has a fitted cupboard and the second bedroom also has hand built fitted wardrobes either side of the chimney breast. From the living room French doors lead out to the pretty west facing patio garden, a private space to enjoy a glass of wine on a summers evening.

- Beautifully presented ground floor flat
- West facing pretty patio garden
- Two double bedrooms
- Open plan kitchen and living room
- Modern bathroom/WC
- Popular Port Hall district location
- Painted floorboards
- Ornate cornicing, ceiling roses and sash windows in the bedrooms
- Internal viewing highly recommended
- Council tax band B, Maintenance is ad/hoc

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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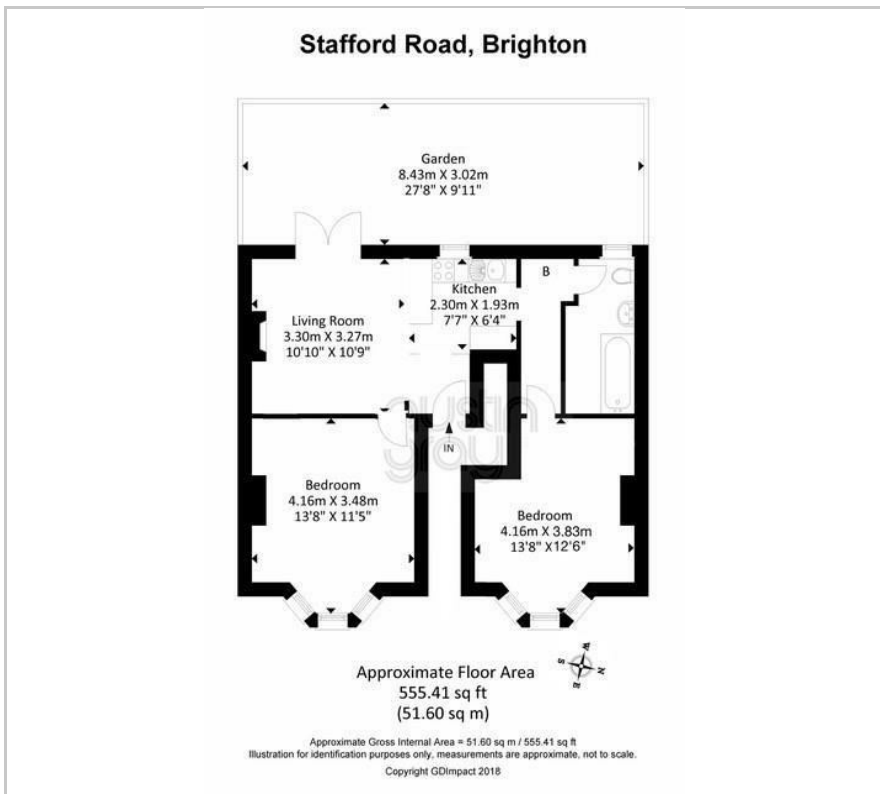
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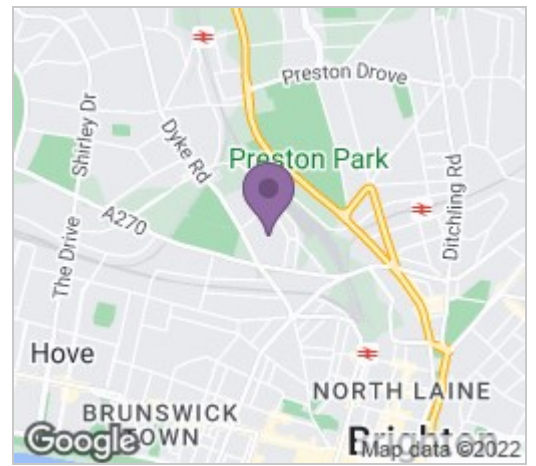
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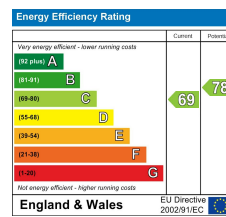
## Floor Plan



## Area Map



## Energy Efficiency Graph



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