



2 Priory Court, Stanford Avenue, BN1 6AB

Price £375,000 Share of Freehold

A large, light and airy 2 BEDROOM GROUND FLOOR APARTMENT in a well maintained and enviably situated PURPOSE BUILT block CLOSE TO PRESTON PARK and central Brighton. The good sized accommodation includes a large lounge/dining room, kitchen/breakfast room as well as parking and a GARAGE and COMMUNAL GARDENS. Energy Rating: C69 Exclusive to Maslen Estate Agents

Communal Entrance

With entry phone system. Glazed doors leading to a open and airy communal ground floor area. Apartment 2 is on the Ground Floor through the double doors to the right. Front door to:

Hallway

Dark walnut effect Amtico flooring, attractive radiator cover, storage cupboard housing electrics and electricity meter.

Shower Room

Large walk-In corner shower cubicle with rain shower and additional hair attachment, pedestal basin with white high gloss vanity unit underneath and mirrored cabinet above, floor mounted WC and enclosed cistern, part tiled to wet areas and stylish decor.

Utility Cupboard

Shelved utility cupboard housing tumble dryer.

Bedroom 2

With a large UPVc double glazed window flooding the room with natural light. A double bedroom with fitted storage cupboard and wardrobe.

Kitchen/Breakfast Room

Stylish wall and base units in pastel grey with a elegant wooden work-surface, 1.5 bowl ceramic butler sink and drainer, brick style tiling and up-stand, space and plumbing for washing machine, dishwasher and fridge freezer. Ample space for dining and entertaining.

Lounge/Dining Room

A large room, with south facing uPVC double glazed window over looking the communal gardens. Stylish decor.

Outside

Communal Garden

For residents' use.

Garage

Single garage with up and over door and electric. Ability to park in front of the garage

Total approx floor area

79.2 sq.m (852 sq.ft)

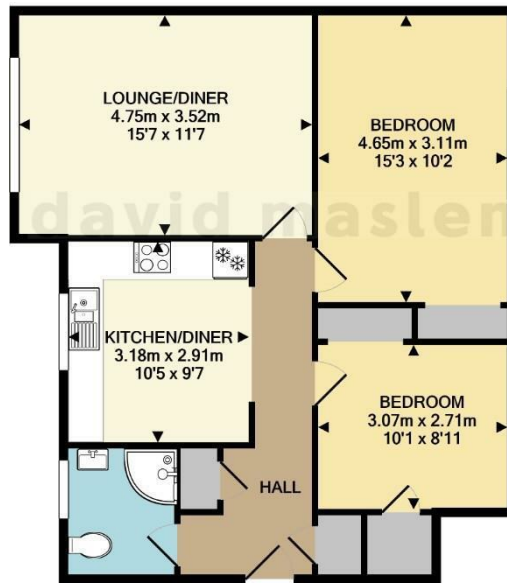
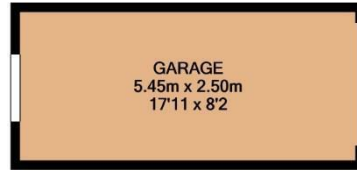
Parking Zone J

Council Tax Band B

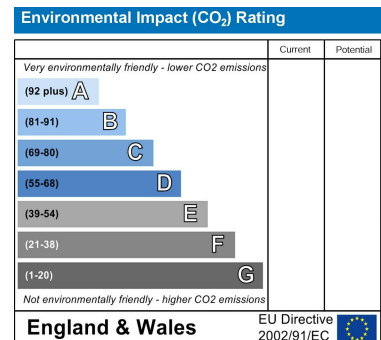
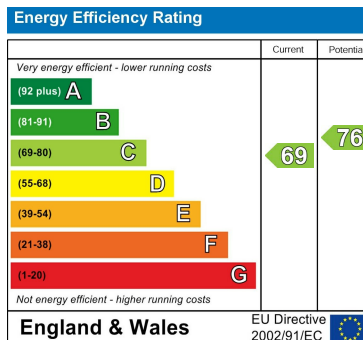
WHAT THE OWNERS SAY:

"We were originally drawn to the flat due to the proximity to Preston Park, Blaker's Park, and it being an easy walking distance to town. The free parking and garage have been immensely helpful too. The flat itself is quiet, spacious, has good light, and we love the green space that the lounge and kitchen look onto. We have enjoyed renovating the whole flat, and love the kitchen in particular, and will miss it we're sure! It is a friendly block, where you can feel you have your own space, but know there are neighbours who are willing to help out with a parcel, etc, if needed. We hope the next homeowners are as happy as we have been here."





TOTAL APPROX. FLOOR AREA 79.2 SQ.M. (852 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

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