



## Stanley Street, Brighton, BN2 0GP

£390,000 Freehold

Nestled in this popular street in HANOVER, this charming house offers a delightful blend of comfort & convenience. With two well-proportioned bedrooms, this property is perfect for small families, couples or individuals seeking a serene retreat in a bustling city. The inviting reception room serves as a welcoming space for relaxation & entertaining, providing a warm atmosphere for gatherings with friends & family. This property presents an excellent opportunity for those looking to embrace the unique lifestyle that Brighton provides. Whether you are a first-time buyer or seeking a rental, this house is a wonderful choice for anyone wanting to enjoy the charm & excitement of city living. Available CHAIN FREE. Viewings are highly recommended. Energy Rating: D60 Exclusive to Maslen Estate Agents

Front door to:

### Lounge

Window to front, radiator, cast iron fireplace, wooden flooring, door to:

### Kitchen

Range of wall & base units with square edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, integrated 'beko' oven, inset 'Lamona' 4 ring hob with extractor over, space for fridge/freezer, space & plumbing for washing machine, cupboard housing wall mounted mounted 'Vaillant' boiler, window to rear, part tiled walls, tiled floor, stairs rising to first floor, under stairs storage cupboard, door to:

### Lobby

Built in storage cupboard housing hot water tank, tiled floor, door to rear garden. Door to:

### Bathroom

WC with push button flush, pedestal wash hand basin with mixer tap, panelled bath with hot & cold taps, wall mounted shower unit over, glass shower screen screen, wall mounted extractor fan, ladder style heated towel rail, tiled walls, tiled floor, window to side with frosted glass.

### First Floor Landing

Window to rear, hatch to loft space, wooden floorboards, doors to both rooms.

### Bedroom

Window to rear, radiator, 2 x built in wardrobes, wooden floorboards, further built in cupboard.

### Bedroom

Window to front, radiator, wooden floorboards, built in storage cupboard.

### Outside

#### Rear Garden

Laid to decking, brick built seating area, enclosed by brick walling.

### Total approx floor area

59.0 sq.m. (634.7 sq.ft.)

### Parking zone C

### Council tax band C

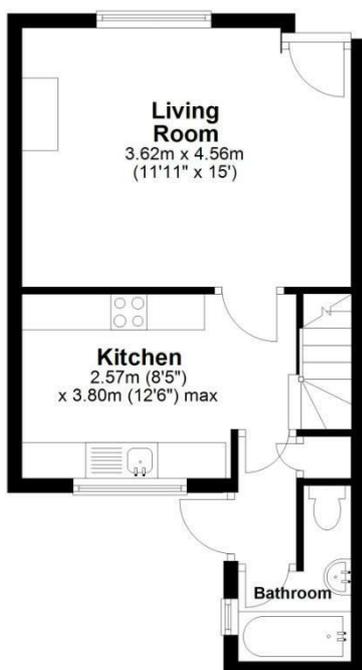
### V1

*What the owner says:*

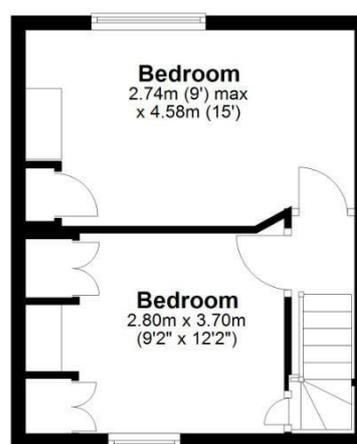
*"I've loved living at Stanley Street for more than 20 years. It's a really friendly community where neighbours look out for each other, which made it feel like home from the very beginning. The location is fantastic too — just a 15-minute walk to the seafront and the main shopping centre, with Queens Park only five minutes round the corner and The Level about a ten-minute stroll downhill. There are plenty of lovely corner pubs and independent local shops nearby, which give the area a real sense of character. It's also ideally located for families, with well-regarded junior schools such as St Luke's and Elm Grove close by. Many happy memories!"*



## Ground Floor



## First Floor



Total area: approx. 59.0 sq. metres (634.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

## Stanley Street

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### IMPORTANT

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

### IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

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

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

## COVERING THE CITY

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