



8 Stanford Avenue, Brighton, BN1 6AA

Offers in the region of £200,000 Leasehold

1 BEDROOM GROUND FLOOR FLAT within this ATTRACTIVE PERIOD BUILDING, which is located in close proximity to Preston Park. Other highlights include a MODERN fitted kitchen, an allocated parking space & is being offered for sale with NO ONWARD CHAIN. Viewings are highly recommended. Energy Rating: Exclusive to Maslen Estate Agents

Communal front door to:

Communal Hallway

Personal front door to:

Hallway

Doors to all rooms, radiator, coved ceiling.

Bedroom

Sah window to front, radiator, coved ceiling.

Open Plan Lounge/Kitchen

Lounge Area

Sah bay window to front, radiator, wall mounted 'Vaillant' boiler, coved ceiling, wall mounted heating thermostat.

Kitchen Area

Range of wall, base & drawer units with roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 ring 'Lamona' hob with matching oven under & extractor fan over, space for fridge/freezer, space & plumbing for washing machine, part tiled walls, laminate flooring, radiator, ceiling mounted extractor fan, coved ceiling.

Bathroom

Low level close coupled WC with push button flush, pedestal wash hand basin with mixer tap, panelled bath with hot & cold taps, wall mounted 'Mira' shower unit over, glass shower screen, ceiling mounted extractor fan, fully tiled walls, laminate flooring, radiator, built in storage cupboard.

Total approx floor area

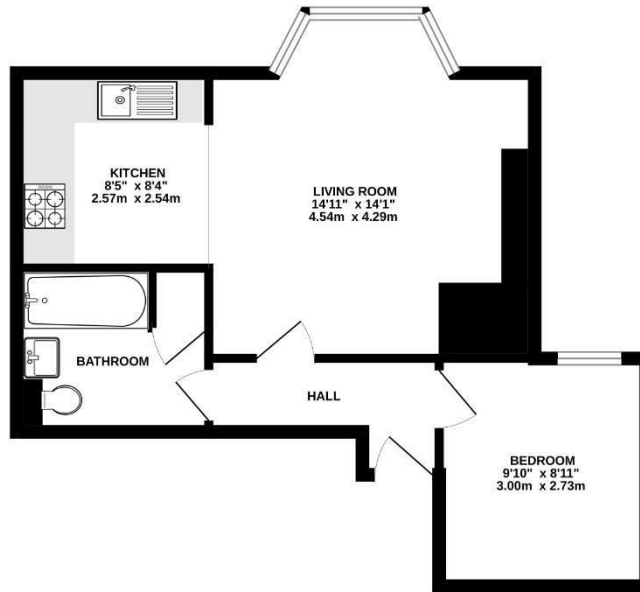
425 sq.ft. (39.5 sq.m.)

Parking zone J

Council tax band A

V1





GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.

STANFORD AVENUE
TOTAL FLOOR AREA: 425 sq.ft. (39.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error or omission in this statement. The plot is for illustrative purposes only and should be used as a guide only. Prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
Made with Floorplan 2023.1

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 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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