

**Spencer  
& Leigh**



**15 Stanmer Village, Brighton, East Sussex, BN1 9PZ**

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Brighton, East Sussex, BN1 9PZ

O.I.R.O £450,000 - Freehold

- Mid Terrace Grade II listed period cottage
- Accommodation arranged over three floors
- Four good size bedrooms over the first & second floors
- Scope to modernise and improve
- Highly desirable location within Stanmer Park
- Living room with beamed ceiling
- Separate dining room with AGA
- Kitchen requiring modernisation,
- Ground floor bathroom/WC
- Large rear garden, no ongoing chain

Located within the iconic Stanmer Park is this delightful period cottage with no ongoing chain, surrounded by fields and countryside. The property is a renovators dream and has four generous bedrooms arranged over the first and second floors, a large rear garden with outbuildings, now requiring modernisation and improvement. This attractive cottage is placed within the Stanmer Park Conservation Area, South Downs National Park and is Grade II Listed in order to retain it's Heritage. Outside there is residents only on street restricted parking. The property features a living room with cottage windows and a beamed ceiling. From here there are lovely views along the non thru road taking in the street scene. There is a separate dining room with an Aga that connects to a spacious kitchen that requires modernisation and looks out over the rear garden. Also on the ground floor is the family bathroom/WC with a white suite that would benefit from updating. Moving to the first floor there are two good size double bedrooms, with two further double bedrooms located on the second floor, within the roof void. Outside there is a large rear garden which is a blank canvas for someone to cultivate and make their own and with the added advantage of a brick built outbuilding. Viewing highly recommended, exclusive to Spencer & Leigh.



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  
 Living Room  
 14'11 x 10'  
 Dining Room  
 15'5 x 10'1  
 Kitchen  
 9'11 x 8'11  
 G/f Bathroom  
 Separate Cloakroom/WC  
 Stairs rising to First Floor  
 Bedroom  
 20'2 x 10'  
 Bedroom  
 20'1 x 14'8  
 Stairs rising to Second Floor

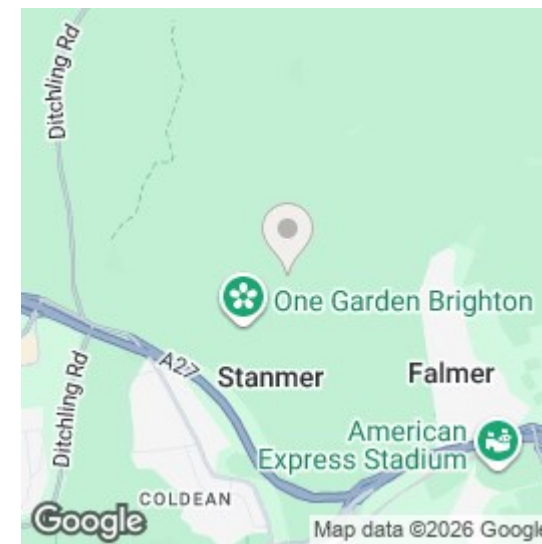
Bedroom  
 14'2 x 11'1  
 Bedroom  
 12'5 x 11'2  
 OUTSIDE  
 Rear Garden

Oubuilding  
 8'4 x 6'5  
 Property Information  
 Council Tax Band C: £2,292.84 2026/2027  
 Utilities: Mains Electric, Mains water and sewerage  
 Parking: Residents Parking  
 Conservation Area - Stanmer  
 Grade II Listed Building  
 Broadband: Standard 28 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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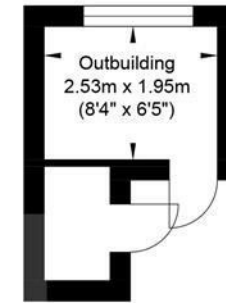
Council:- BHCC  
 Council Tax Band:- C

### Energy Efficiency Rating

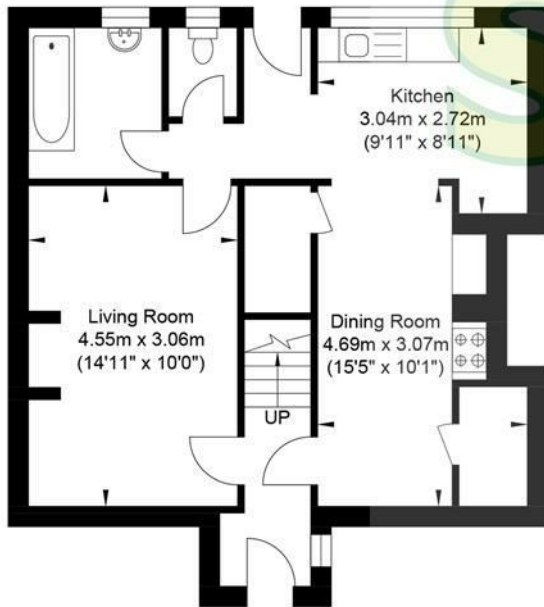
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>59</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>21</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



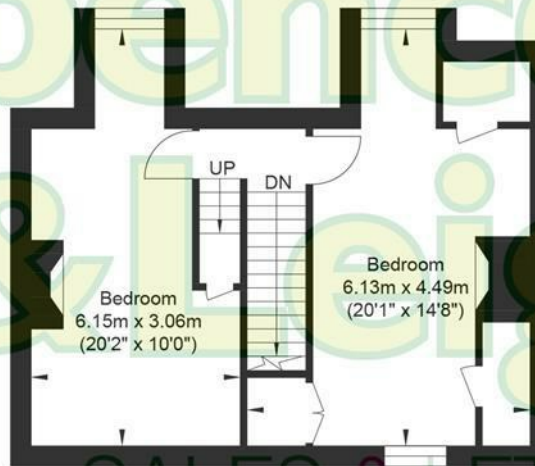
# Stanmer Village



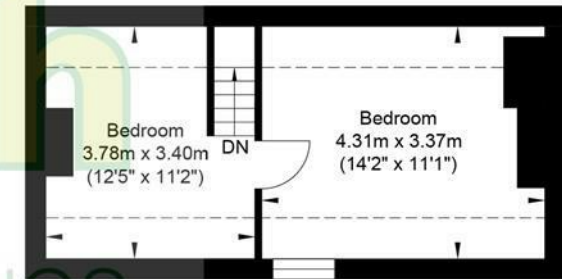
Outbuilding  
Approximate Floor Area  
71.36 sq ft  
(6.63 sq m)



Ground Floor  
Approximate Floor Area  
550.46 sq ft  
(51.14 sq m)



First Floor  
Approximate Floor Area  
415.59 sq ft  
(38.61 sq m)



Second Floor  
Approximate Floor Area  
267.16 sq ft  
(24.82 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 114.57 sq m / 1233.21 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.