

Spencer  
& Leigh



58 Stanmer Park Road, Brighton, BN1 7JJ



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Price £200,000 - Leasehold

- Purpose built flat
- Own private entrance
- No on going chain, Share of Freehold and New lease upon completion
- 13'2 Open plan living room
- Modern fitted kitchen
- One bedroom and additional loft room
- Requires some modernisation
- Decked rear garden
- Popular residential location
- Viewing highly recommended

### CASH BUYERS ONLY

Nestled in the charming area of Stanmer Park Road, Brighton, this delightful purpose-built flat offers a perfect blend of comfort and modern living. Spanning an impressive 538 square feet, the property features a well-appointed one bedroom along with a versatile loft room, ideal for use as a study, guest room, or additional storage space.

Upon entering, you will appreciate the private entrance that leads you into a welcoming environment. The modern fitted kitchen is a standout feature, designed to cater to all your culinary needs with style and functionality. The open layout ensures that the living spaces feel bright and airy, making it an inviting home for both relaxation and entertaining. Whilst requiring some modernisation, this home presents an excellent opportunity for the new owner to add their own stamp to the property.

One of the added benefits of this property is the decked rear garden, providing an outdoor space to unwind or host gatherings with friends and family. The garden is perfect for enjoying the fresh air and sunshine, enhancing the overall appeal of this lovely flat.

With no chain involved, this property presents a seamless opportunity for prospective buyers looking to settle in a vibrant area of Brighton. Whether you are a first-time buyer or seeking a cosy retreat, this flat on Stanmer Park Road is a wonderful choice combining great potential and a tranquil setting. Don't miss the chance to make this delightful property your new home.



Stanmer Park Road is situated in a popular area and affords easy access to Hollingbury Golf Course and the countryside. There are what are considered to be good local schools catering for all ages along with a selection of local shops and restaurants situated nearby at The Dip and the ever popular Fiveways. Travel networks in and out of the city are easily accessible.





Entrance  
Entrance Hallway  
Stairs rising to First Floor  
Kitchen/Living Room  
13'2 x 10'3  
Bedroom  
17's x 9'11  
Shower Room/WC  
Stairs rising to Second Floor

Attic Room  
21'6 x 7'6

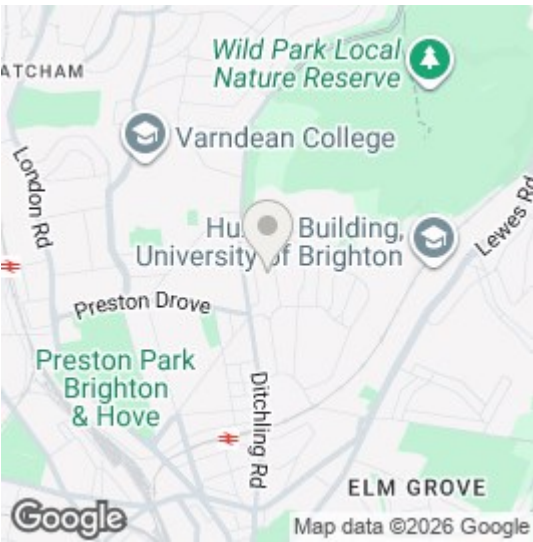
OUTSIDE

Rear Garden

Property Information  
57 years remaining on the lease - SOH  
No Service Charge or Ground Rent  
Council Tax Band A: £1,637.19 2025/2026  
Utilities: Mains Electric. Mains Gas, Mains water and sewerage  
Parking: Un-restricted on street parking  
Broadband: Standard 5 Mbps, Superfast 28 Mbps. Ultrafast 1800 Mbps available (OFCOM checker)  
Mobile: Limited 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.

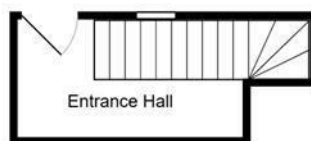
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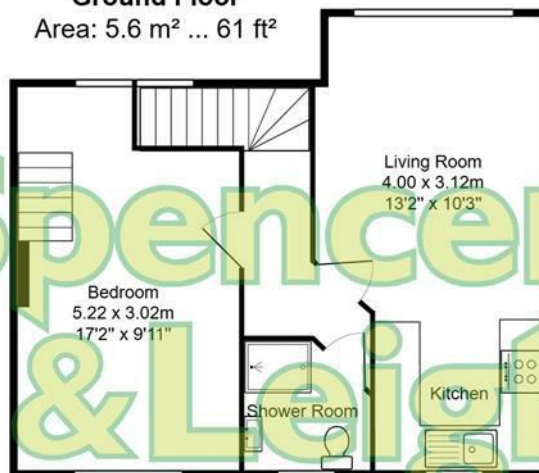
Council:- BHCC  
Council Tax Band:- A

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

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**Ground Floor**  
Area: 5.6 m<sup>2</sup> ... 61 ft<sup>2</sup>



**First Floor**  
Area: 40.3 m<sup>2</sup> ... 434 ft<sup>2</sup>



**Second Floor**  
Area: 14.9 m<sup>2</sup> ... 161 ft<sup>2</sup>

**Total Area: 60.8 m<sup>2</sup> ... 655 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.