



Stanmer Village

Brighton, BN1 9BN



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Offers in excess of £820,000

Number 6 The Courtyard is an attractive mews house which has been designed and finished to an extremely high standard throughout with a strong emphasis placed on providing a sense of space. Modern design features and points of note include high ceilings in part, two sets of 'frameless' glass panels and doors opening into the extensive open plan reception space with kitchen/dining room on the first floor, luxury bathroom suites by 'Porcelanosa' which are beautifully complemented by polished tiled walls and floors, fitted storage throughout.

The development is accessed via electronically operated gates and a secure video entry phone system. Of particular note internally is the living room and kitchen/dining room which are open plan to each other and located on the first floor - both are extensive spaces measuring 25ft x 23'3

The luxury kitchen comprises of a range of two-tone coloured units with stonework tops and 'Neff' appliances including an oven, combination oven, fridge freezer and dishwasher and having marvellous central island making it the perfect spot for entertaining.

An over-sized oak front door opens into the generous tiled entrance hall where there are doors to the principal rooms and an airing cupboard with space and plumbing for a washing machine. There are two double bedrooms on this floor both with fitted wardrobes also having the luxury family bathroom and solid oak stairs with low level accent lighting leading up.

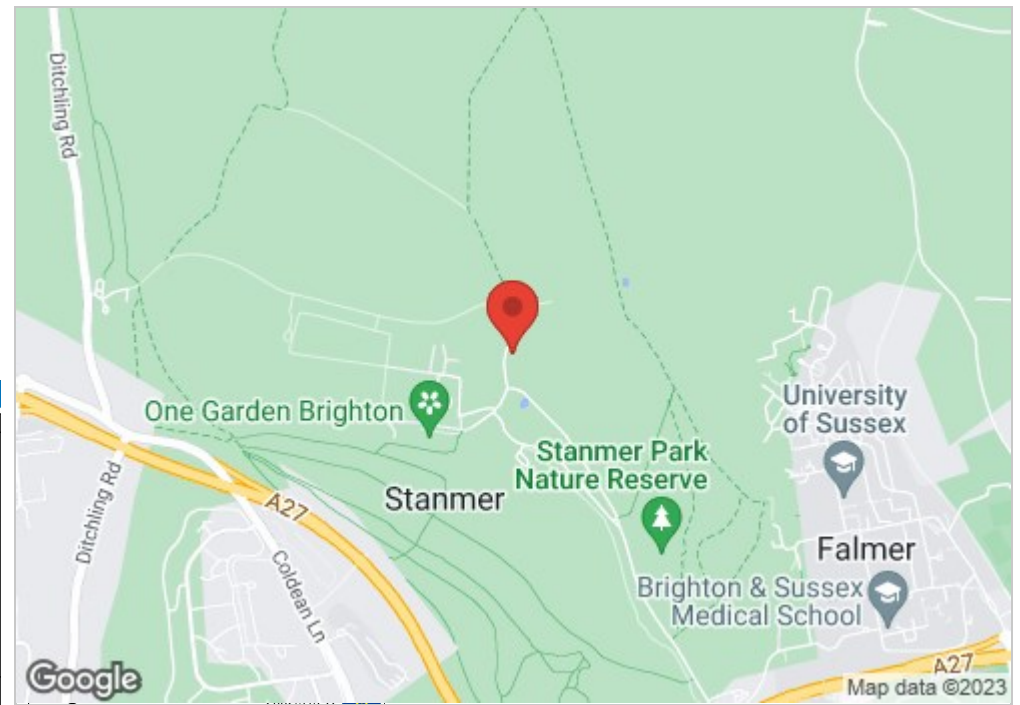
Completing the accommodation on the second floor is the 19ft master bedroom boasting a dual aspect and having a walk-in wardrobe, a freestanding Italian Lusso stone bath with freestanding matt black filler taps and an en-suite shower room.

Externally you have a nice seating area along with the communal courtyard that has been landscaped and includes trees and numerous seating areas from which to fully appreciate the glorious semi-rural surroundings. Residents also have the use of a communal bike and bin store.

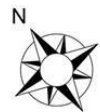
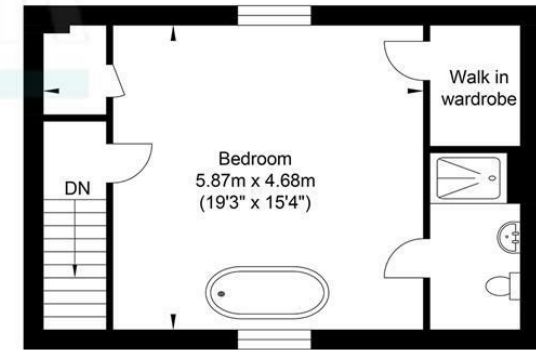
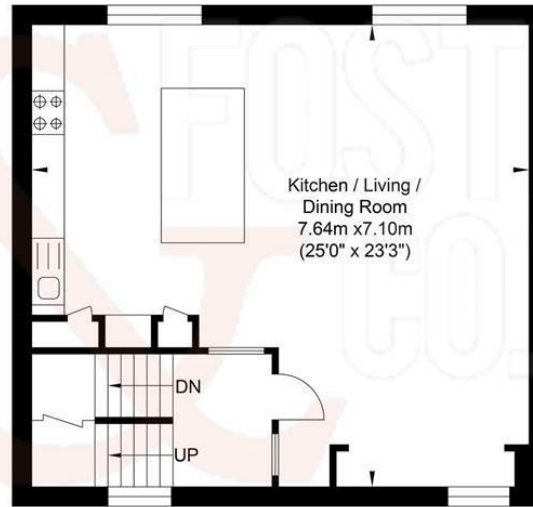
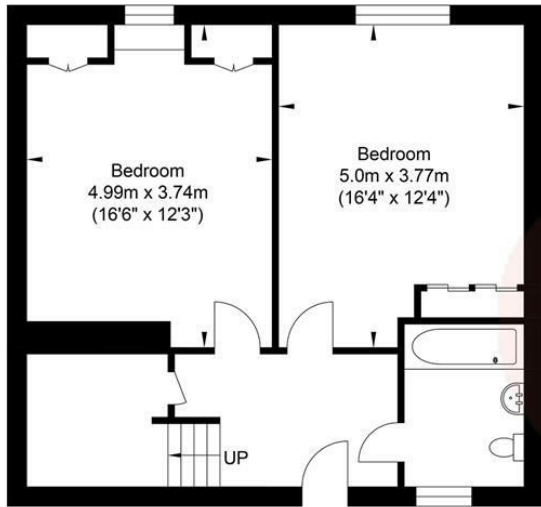
Stanmer Park is perfectly located for access to both the University of Sussex and Brighton University. The American Express Community Football Stadium and Falmer Railway Station are both a short stroll away.

- Unique & Exciting Modern Town House
- Spacious Accommodation and Arranged Over Three Floors
- Glorious Location In Stanmer Park
- Gated & Landscaped Communal Courtyard
- Under-Floor Heating
- Newly installed Air-Source Heat Pump
- Outside Raised Deck Fitted With Millboard Oak Composite Decking Approx Size 35m sq
- 2 Secure Parking Spaces
- Secure Bike storage
- Close To Falmer Railway Station

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



The Courtyard, Stanmer Village



Ground Floor
Approximate Floor Area
583.83 sq ft
(54.24 sq m)

First Floor
Approximate Floor Area
583.83 sq ft
(54.24 sq m)

Second Floor
Approximate Floor Area
369.20 sq ft
(34.30 sq m)

Approximate Gross Internal Area = 142.78 sq m / 1536.87 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

