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Stamford Lodge, Preston Park, Brighton, BN1 6ZE



Offers In The Region Of £235,000



- Ground Floor One Bedroom Apartment
- Good-Sized Lounge/Dining Room
- Double Glazing Throughout
- Share Of Freehold
- Modern Fitted Kitchen
- Generous Bedroom With Fitted Wardrobes
- Use Of Communal Garden & Parking
- Total Internal Floor Area 51 SQ.M/ 549 FT2



The Property

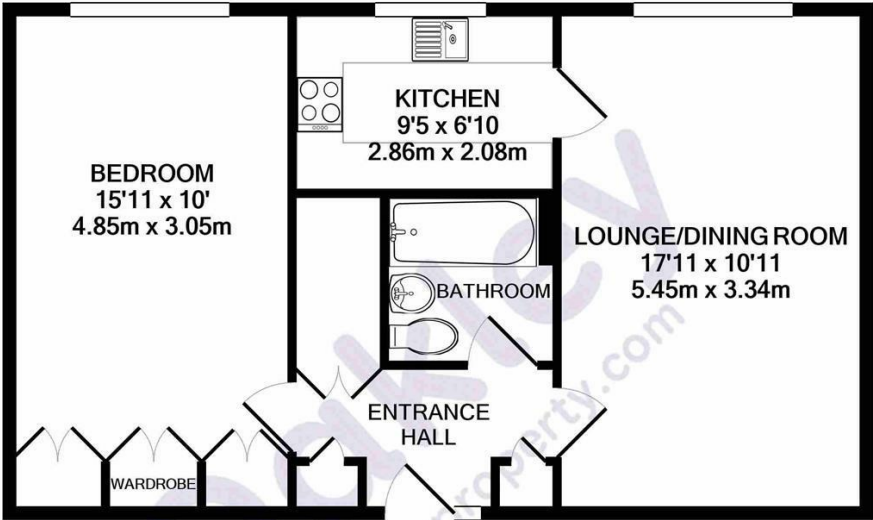
The property is a well-proportioned ground floor one bedroom flat in a purpose-built block, with use of communal garden and resident parking, on a first come first served basis. The accommodation has been neutrally decorated throughout and comprises of an entrance hall with three storage cupboards, a lounge/dining room with a feature gas coal effect fireplace. A modern fitted kitchen with a range of wall and base units with wood effect work surfaces. A good-sized double bedroom with fitted wardrobes and a wet room. The property benefits from having double glazing throughout, central heating and is sold with a share of the freehold.

The Location

Stamford Lodge is situated in a popular residential area of Brighton, within walking distance of Preston Park Railway station (0.2 miles). Dyke Road Park and Preston Park (0.2 miles) are under a mile away and boast Green Flag Awards, for their well-managed grounds and facilities, respectively. Local amenities include a Sainsbury's Local on the corner of Cumberland Road, and a variety of shops, cafés and amenities in nearby Preston Village (0.2 miles). Preston Park Station, bus many routes, the A23 & A27 are all in close proximity providing access around Brighton, Hove and into London.

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Floor Plan



TOTAL APPROX. FLOOR AREA 549 SQ.FT. (51.0 SQ.M.)
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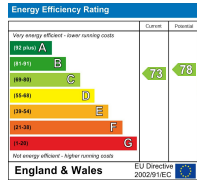




Location Map



Energy Performance Certificate



Agents Notes

Tenure Leasehold - Share of Freehold
 Lease Term 999 Years From 1971
 Service Charge £1,577.86
 Council Tax Band A
 (£1,303.03 Per Annum From 1st April 2020)

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