

ELLIOTTS

1, 18 Stafford Road, Brighton,
Guide Price £400,000



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ELLIOTTS

1, 18 Stafford Road Brighton, BN1 5PF

*** Guide Price £400,000 to £425,000 ***

ELLIOTTS are delighted to offer for sale this BEAUTIFULLY PRESENTED and CONTEMPORARY THEMED, GROUND FLOOR apartment which forms part of this impressive double bay fronted period building, with a total floor area of almost 57 Square Metres / over 610 square feet, and with ITS OWN full width REAR PATIO GARDEN, LOTS OF FEATURES including TWO DOUBLE BEDROOMS, RECENTLY RE-FITTED KITCHEN, and MODERN BATHROOM, great Location within just a SHORT WALK to SEVEN DIALS.

Guide Price £400,000



- Double Fronted Period Building
- Own Rear Patio Garden
- Contemporary Themed
- Re-Fitted Kitchen
- Gas Central Heating

- c57 Sq.Mtrs / Over 610 Sq.Ft
- Two Double Bedrooms
- Good Sized Lounge
- Modern Bathroom
- Share of Freehold



Stafford Road is in a great, tucked away location, yet right in the heart of Central Brighton, just a short walk to the Seven Dials with its mix of Coffee and retail shops, bakeries and bars, but also an easy walk into the town centre, Brighton Station and the seafront.

Nicely decorated and well presented, the flat has a contemporary feel, but also has the advantage of being in an impressive double fronted period building, and therefore has twin bay windows and enjoys plenty of light.

Both bedrooms are doubles which is always a big plus, and provides flexibility with the option for two sharing or more particularly those that might need that little bit of extra space to work from home.

A front facing lounge is a good size, and to the rear there is a nice re-fitted separate kitchen with quality oak work surfaces, built-in dishwasher, and access to outside. There is also a modern bathroom with window.

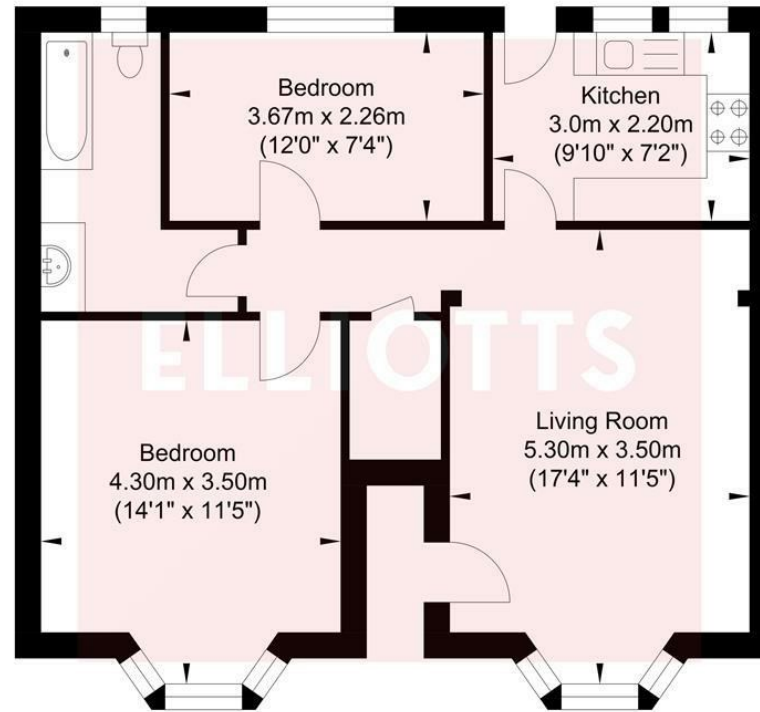
Another key advantage in such a central location is a full width rear patio, on two levels and with space for table and chairs, barbeque, etc



ELLIOTT'S

Floorplan

Stafford Road, Brighton



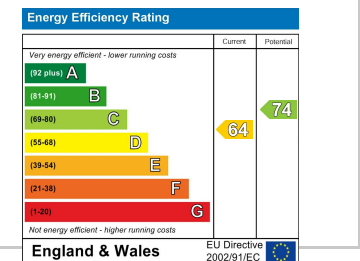
Approximate Floor Area
612.57 sq ft
(56.91 sq m)

Approximate Gross Internal Area = 56.91 sq m / 612.57 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 Church Road, Hove, East Sussex, BN3 2FL

Tel: 01273 773399 Email: mail@elliottsestateagents.co.uk Website: www.elliottsestateagents.co.uk