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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



91 Stanmer Park Road  
, Brighton, BN1 7JS

Guide price £240,000

Leasehold Council Tax Band B



Offered for sale with no onward chain is this two bedroom, first floor garden flat, situated in the popular residential area, Stammer Park Road.

In brief the accommodation comprises a communal entrance with stairs to first floor into spacious entrance hall, bay fronted lounge with a pleasing outlook over rooftops. There are two double bedrooms with the main bedroom having access onto the garden. There is a fitted kitchen and family bathroom.

The rear garden could be a potential feature of the property being arranged over split level and is ready for somebody to landscape. Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size of this apartment.

Tenure - Leasehold

Lease Remaining - 109 years (approx.)

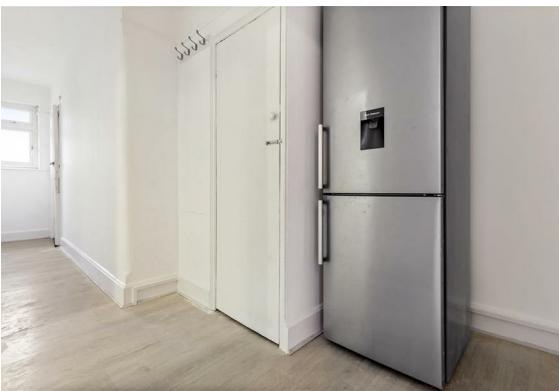
Maintenance - As and when

Buildings Insurance - £367.37 per annum

#### Location

The flat is situated in this elevated position on Stammer Park Road enjoying a bright open aspect with views over Hollingdean. There are local shopping facilities in Hollingbury Place, and flat is within a short stroll of the highly favoured vibrant Fiveways with its range of local independent shops, cafes and bars. Numerous local schools are within easy reach catering for all ages and local bus services are close to hand providing easy access to Brighton city centre and seafront. Preston Park, Blakers Park, Hollingbury Park and Hollingbury golf course are all nearby providing their recreational facilities.

Communal entrance with stairs to first floor





Spacious entrance hall  
20'5 x 2'6 opening to 8'7 (6.22m x 0.76m opening to 2.62m)

Lounge  
20'3 x 13'0 (6.17m x 3.96m)

Kitchen  
12'8 x 4'5 (3.86m x 1.35m)

Bedroom one with doors onto garden  
11'2 x 10'6 (3.40m x 3.20m)

Bedroom two  
10'5 x 7'6 (3.18m x 2.29m)

Family bathroom  
5'3 x 9'6 (1.60m x 2.90m)

Rear garden

On road parking

## Floor Plan

4, 91 STANMER COURT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The developer and agent accept no responsibility for any inaccuracies in the floor plan and no guarantee is given as to their operability or efficiency can be given.  
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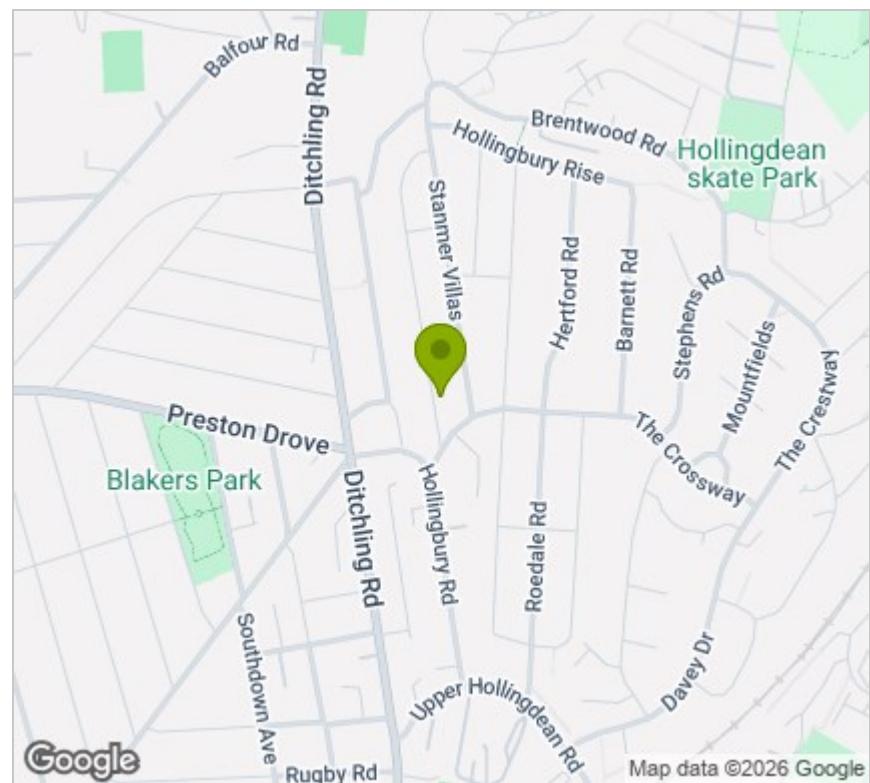
## Viewing

Please contact our Worthing Office on 01903 958770  
if you wish to arrange a viewing appointment for this property or require further information.

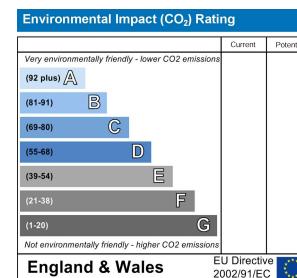
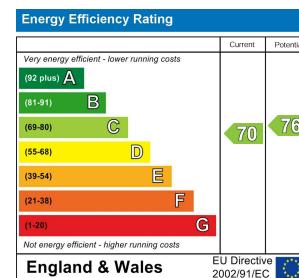
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## Area Map



## Energy Efficiency Graph



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