



Stanford Avenue, Brighton, BN1 6AA

£1,600 Per month



- Shared communal garden
- Open plan
- Unfurnished
- Recently re-decorated

- Available Now
- Two double bedrooms
- Gas heating
- Laminate flooring throughout

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Summary

2 bedroom property located on Stanford Avenue.

The flat has spacious open-plan living area, perfect for entertaining guests or simply relaxing after a long day. With two generously sized double bedrooms, this property offers ample space for a couple, two sharers or even for those who desire a home / office or guest room. The property has been recently redecorated, giving it a fresh feel throughout. Situated close to London Road, you'll have easy access to a variety of amenities including shops, cafes, and restaurants, making it convenient for your daily needs.

Open plan kitchen / Lounge

19x16 (5.79mx4.88m)

Spacious lounge with open-plan gloss kitchen housing integrated appliances such as washing machine and fridge freezer.

Useful Information

Council Tax-C

Parking Zone-J

EPC-D

Bedroom One

15x14 (4.57mx4.27m)

Generous double bedroom with built in wardrobes and feature fireplace.

Bedroom Two

14x9 (4.27mx2.74m)

Double bedroom with large built in wardrobes.

Bathroom

Spacious bathroom with mixer shower.

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	

