



Guide Price
£550,000

Freehold

3x  1x  2x 

**Stanmer Park Road,
Brighton, East Sussex,
BN1**

cubitt&west
Helping you move forwards



Main features

- Ideal family home, close to Fiveways
- Situated in the sought after Stanmer Park Road nearby to shops and cafes
- 2 Cellars with windows, perfect to be converted to office/studio
- Good sized rear garden perfect for alfresco dining
- Offered with no onward chain

Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge : 16'4 x 9'3 (4.98m x 2.82m)

Kitchen : 9'5 x 5'6 (2.87m x 1.68m)

Dining Room : 13'0 x 9'5 (3.97m x 2.87m)

Conservatory

BASEMENT

Basement Area 1 : 16'1 x 9'3 (4.91m x 2.82m)

Basement Area 2 : 9'6 x 5'8 (2.90m x 1.73m)

FIRST FLOOR

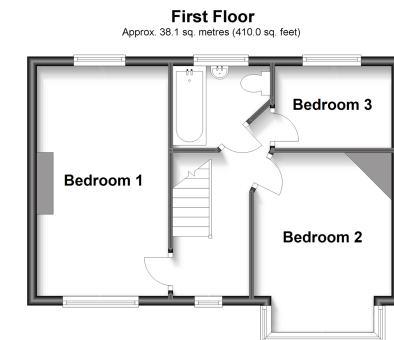
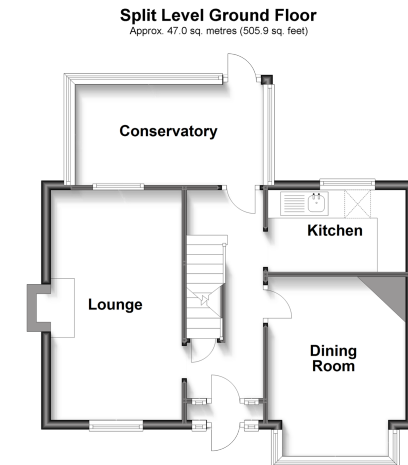
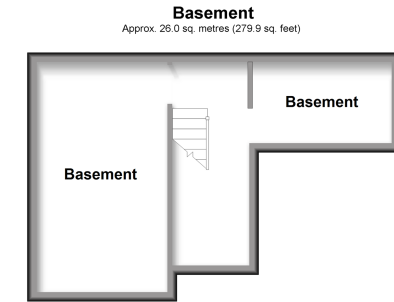
Landing

Bedroom 1 : 16'4 x 9'3 (4.98m x 2.82m)

Bedroom 2 : 10'0 x 9'9 (3.05m x 2.97m)

Bedroom 3 : 8'0 x 5'6 (2.44m x 1.68m)

Bathroom



Call Fiveways - 01273 564444 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale