



## 16 STANLEY ROAD BRIGHTON, BN41 1SW

FREEHOLD

GUIDE PRICE £400,000 - £425,000. A delightful three-bedroom end of terrace house that really does tick all the boxes. The highlight of this property has to be the gorgeous kitchen diner with island, providing a great space for dining and entertaining guests.

The property also boasts a separate living room and a conservatory, making it perfect for families or those seeking extra space for guests or a home office. The modern family bathroom is located on the first floor.

Another standout feature of this property is the lovely sized south-facing garden, which invites an abundance of natural light and offers a lovely outdoor space for gardening, play, or simply enjoying the sunshine. Additionally, the private drive provides off-street parking, a valuable asset in this sought-after area.

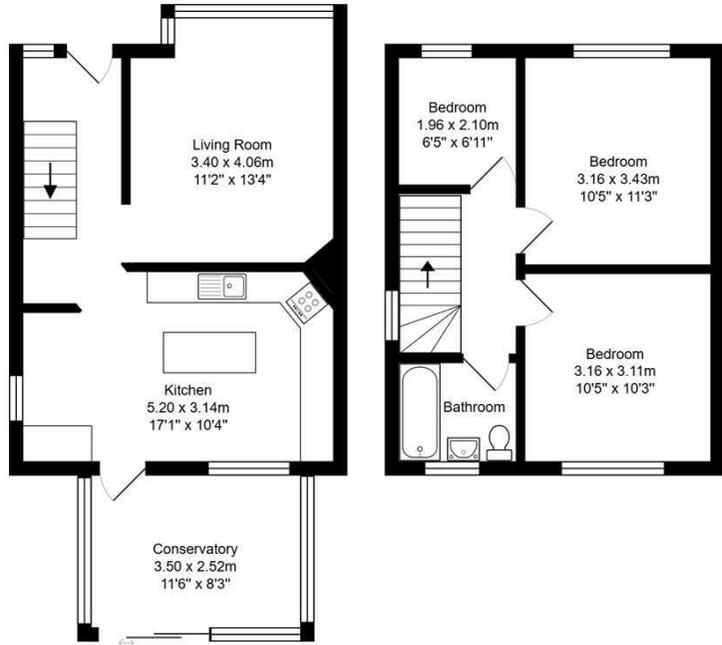
Located in South Portslade, this home is well-positioned for local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a vibrant community. Don't miss the chance to make this charming house your new home.

# Nicholas James

SALES LETTINGS AUCTIONS







Stanley Road, Portslade, BN41 1SW  
 Total Area: 81.2 m<sup>2</sup> ... 874 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**Nicholas  
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