

2 Sandgate Road, Brighton, BN1 6JQ

Spencer
& Leigh



2 Sandgate Road, Brighton, BN1 6JQ

Guide Price £650,000 - £700,000 Freehold

- Historically a Greengrocer's in 1905
- Unique end of terrace period house
- Three double bedrooms
- Open plan lounge/dining room
- Modern fitted kitchen with integrated appliances
- Spacious stylish fitted family bathroom
- En-suite cloakroom to main bedroom with Brighton Views
- Beautiful interior with period features
- Southerly aspect laid to lawn rear garden
- Walking distance to Balfour Primary and Varndean/Stringer Secondary schools

GUIDE PRICE £650,000 - £700,000

Situated in the popular Fiveways district is this delightful property which offers a unique blend of history and modern living. Originally a Greengrocer shop back in 1905, this house was tastefully converted into a residential home in the late 1960s, preserving its character while embracing contemporary comforts.

As you step inside, you'll be greeted by the open plan through lounge/dining room, perfect for entertaining guests or simply unwinding after a long day. The modern fitted kitchen benefits white high gloss units and integrated appliances, with a feature glazed door opening onto the rear garden.

As the house flows through upstairs you will find three double bedrooms, each offering a peaceful retreat for a good night's sleep and the master benefitting from an en-suite cloakroom and stunning views across Brighton and towards the sea. Not forgetting the large family bathroom providing a luxurious space to relax and rejuvenate.

One of the highlights of this home is its beautiful interior period features seamlessly combined with modern design elements, flat plastered walls and ceilings, creating a harmonious and stylish living space.

Step outside to discover the southerly aspect garden with its large patio sitting area and laid to lawn, where you can enjoy the sunshine. Whether you're sipping your morning coffee or hosting a summer barbecue, this garden is sure to be a favourite spot for relaxation.

Don't miss the opportunity to own this charming piece of history with all the comforts of modern living. This property on Sandgate Road is a true gem waiting for the right owner to call it home.



Sandgate Road is situated in an extremely desirable location, shopping facilities are available at the nearby Fiveways with its vibrant range of local independent shops, cafes and bars. Numerous local schools catering for all ages are nearby including Balfour, Downs, Dorothy Stringer and Varndean, Preston Park and Brighton mainline stations are easily accessible providing a commuter service to Gatwick and London. There is easy access out of the city onto the main London Road/A23 and the A27, and local bus services are also near to hand providing easy access to Brighton city centre and seafront.



Entrance
 Entrance Hallway
 Reception Room
 12'5 x 9'6
 Dining Room
 11'1 x 10'5
 Kitchen
 12'1 x 8'6
 Stairs rising to First Floor

Bedroom
 13'1 x 12'1
 Bedroom
 11'5 x 7'10

Family Bathroom
 Stairs rising to Second Floor

Bedroom
 18'8 x 8'10
 En-suite Cloakroom

OUTSIDE

Rear Garden

Property Information
 Council Tax Band C: £2,078.28 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Restricted on street parking - Zone F
 Broadband: Standard 13Mbps, Superfast 112Mbps & Ultrafast 1000Mbps available (OFCOM checker)
 Mobile: Fair coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



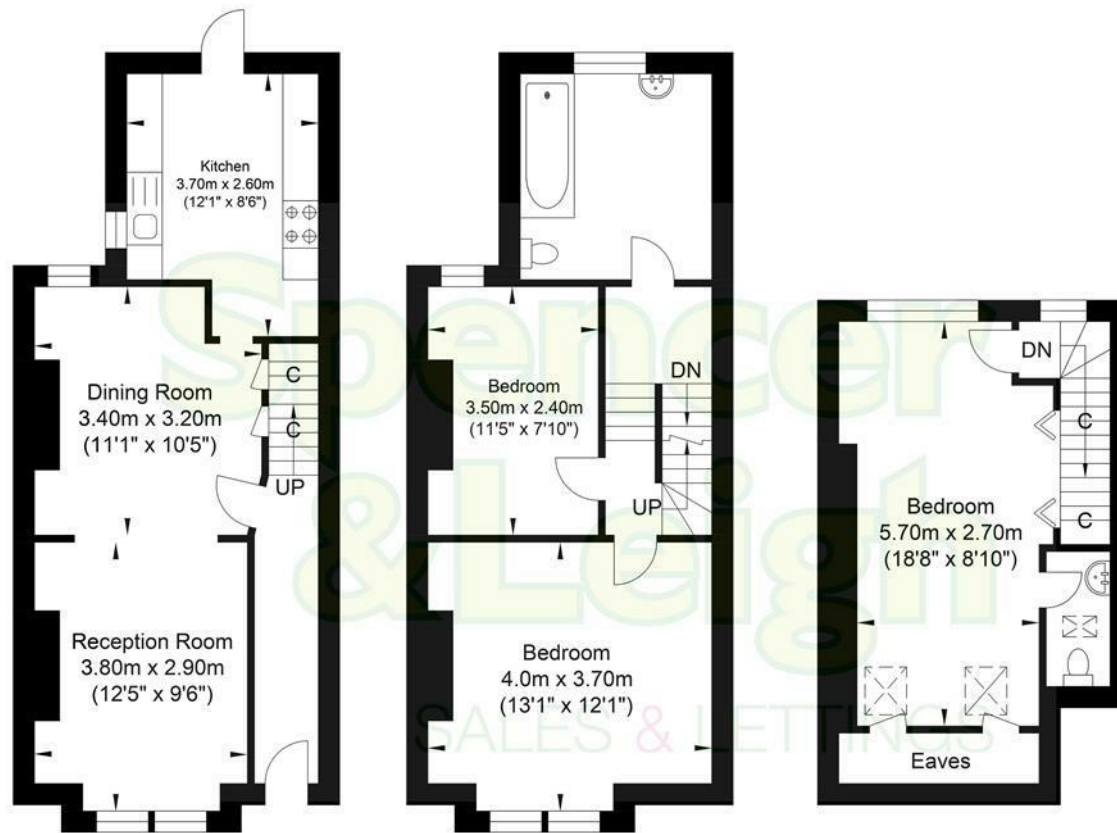
Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Spencer
& Leigh**

Sandgate Road



Ground Floor
Approximate Floor Area
396.65 sq ft
(36.85 sq m)

First Floor
Approximate Floor Area
396.65 sq ft
(36.85 sq m)

Second Floor
Approximate Floor Area
253.0 sq ft
(23.51 sq m)

Approximate Gross Internal Area = 97.21 sq m / 1046.36 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.