



Sandown Road, BN2

£525,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Sandown Road, BN2

3 Bedroom | 2 Reception Room | 1 Bathroom | 853 sq ft | Garage

Attractive on approach, the house bears the architectural features of the era with box bay windows, hung tiles and decorative brickwork around an open porch. The original front door with stained glass window opens to a welcoming entrance hall with the sitting room first to the right. Wood flooring continues in from the hall, paired with fresh white walls to reflect the light streaming in through the wide bay window on the easterly elevation. Dressed in white shutters, there is privacy from the street and there is ample space for comfortable furnishings. This is a versatile room which could be used as a ground floor bedroom, if need be, as there is a second reception room next door, open plan to the kitchen.

Natural light beams in from the west in the dining room and kitchen which span the rear of the house leading out to the garden. The views are leafy and green, and completely private due to the position of this house at the end of the street. There is space here for formal dining alongside the kitchen

which remains sociable, and the original fireplace can be lit, adding warmth and atmosphere to wintery suppers.

Within the kitchen, there is a wealth of storage at base level, with open shelving above for glassware and crockery which allows the space to feel open and light. Space has been left for a tall fridge freezer, a cooker and a washing machine. With a door to the garden, a cool breeze can flow through during summer with birdsong filling the air as you cook.

There are two double bedrooms and a roomy single bedroom on the first floor. Bedroom three has space for bunk beds, ideal for families with young children, or it would make a tranquil home office for those working from home. Bedrooms one and two are lovely double rooms with period features and ample space for several pieces of freestanding bedroom furniture to maximise their floor space. The bathroom nearby has been renovated with a stylish finish using large scale brick tiles and a streamlined vanity unit below the basin.





Vendors' Comments:

"We have loved the convenience of this house sitting close to the city, but with the peace of the countryside close by. The coast is also within walking distance and transport links are excellent if you don't fancy walking up or down the hill. 'The Patch' park and play area is great as there is a lovely sense of community there with lots of other children from the school nearby to play. We have really enjoyed our time here, and we will miss the tranquillity, but we are moving to be closer to friends and family."

Education:

Primary: Elm Grove Primary, St Luke's Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

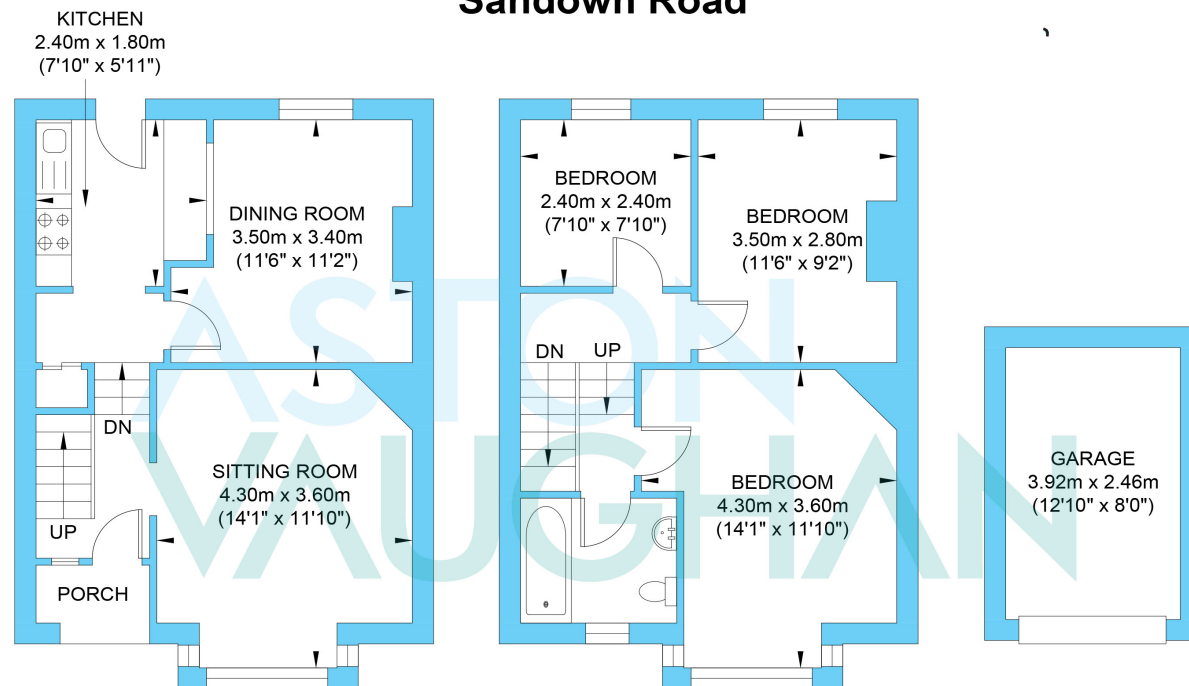
Private: Brighton College and prep school, Lancing College

Good to Know:

Surrounded by community, families, fresh air and greenery, this area of the city has been hugely popular for decades. It benefits from the best of all worlds with the countryside close by; the beach within walking distance and the colourful terraces of Hanover on its doorstep, dotted with family-friendly foodie pubs all vying for the title of 'Best Sunday Roast'. Transport links are excellent, as is the school catchment for children of all ages, who will benefit from the local parks and having friends close by. Brighton's North Laine is just 15-minutes on foot, alongside Brighton Station for the London commute, so this house is ideally located for many.



Sandown Road



Ground Floor
Approximate Floor Area
426.25 sq ft
(39.60 sq m)

First Floor
Approximate Floor Area
426.25 sq ft
(39.60 sq m)

Garage
Approximate Floor Area
103.76 sq ft
(9.64 sq m)

Approximate Gross Internal Area (Excluding Garage) = 79.20 sq m / 853.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.