



Guide Price
£550,000

Freehold

3x  1x  2x 

**Sandown Road,
Brighton, East Sussex,
BN2**

cubitt&west
Helping you move forwards



Main features

- Immaculately presented home, ready to move into
- Close to schools, parks and just a walk into Brighton city centre
- Quiet yet central location
- Sunny, well designed garden
- Potential to extend into the loft (subject to necessary planning consents)

Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge/Dining Area : 25'4 x 11'5 (7.73m x 3.48m)

Kitchen/Breakfast Room : 16'7 x 9'9 (5.06m x 2.97m)

SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1 : 14'11 x 13'7 (4.55m x 4.14m)

Bedroom 2 : 11'0 x 8'11 (3.36m x 2.72m)

Bedroom 3 : 12'10 x 9'8 (3.91m x 2.95m)

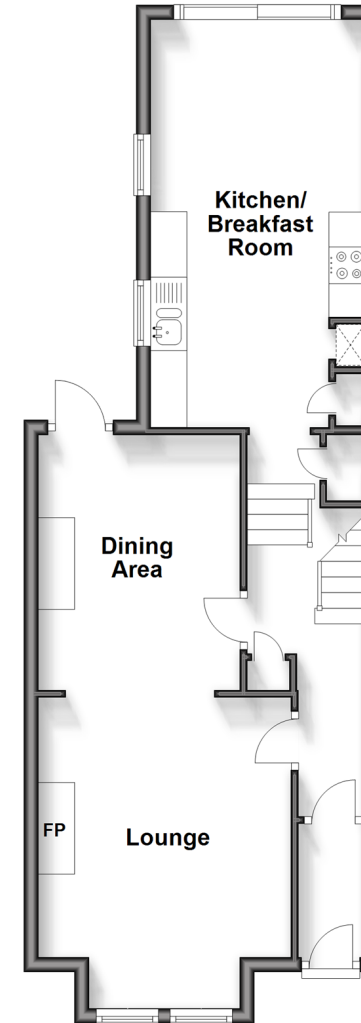
Bathroom

OUTSIDE

Front & Rear Garden

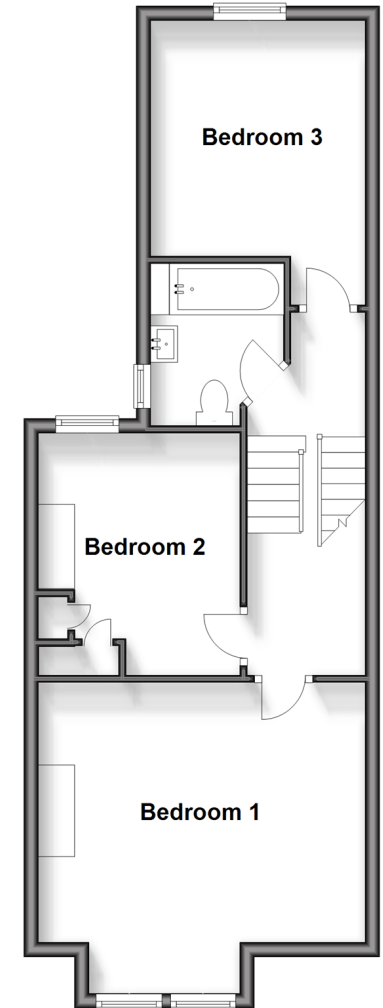
Split Level Ground Floor

Approx. 50.3 sq. metres (541.3 sq. feet)



Split Level First Floor

Approx. 49.4 sq. metres (531.4 sq. feet)



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



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