



33 Sandgate Road, Brighton, BN1 6JP

**BEAUMONTS**  
ESTATE AGENTS





## SUMMARY OF ACCOMMODATION

**GROUND FLOOR:** Entrance Hall \* Living Room \* Dining Room \* Modern fitted Kitchen with wide range of units & tiled floor \* Modern Bathroom suite.

**FIRST FLOOR:** Two double Bedrooms \* Large loft space with potential for development (stnc).

**OUTSIDE:** Front garden \* Attractive Walled Rear Garden with Log Cabin.

## **GAS CH FROM COMBINATION BOILER**

This charming Edwardian family home is perfectly situated close to all the local amenities to be found at Fiveways.

A wonderful light and airy house offering a South Facing Living Room, Dining Room, Modern Kitchen with a wide range of base and wall mounted units & appliances, door leading to garden. Modern bathroom with shower. On the first floor are two double bedrooms and hatch to the loft space which has potential to develop (stnc).

Outside there is an attractive Walled Rear Garden with a Log Cabin providing the option for an office.





The property is situated in this highly sought after residential road just to the north of Fiveways. There is excellent local shopping is nearby including a Post office, Butcher, Baker, Greengrocer and Co Op. Also within walking distance are excellent schools for children of all age groups. There is excellent public transport within easy reach providing access to Brighton City Centre and the A27. Preston Park mainline railway station, with a direct service to London Victoria is just a short walk away and Brighton seafront with its fine recreational facilities and bathing beaches being approximately two miles distant.

### Local Information

Downs Infant & Junior	0.6 miles
Balfour Road Infants	0.4 miles
Dorothy Stringer High School	0.5 miles
Varndean Schools Complex	0.3 miles
Cardinal Newman School	1.3 miles

Preston Park Station	1.0 miles
London Road Station	0.8 miles
Brighton Mainline	1.7 miles

Brighton Seafront	2.0 miles
Brighton Shopping Centre	1.8 miles

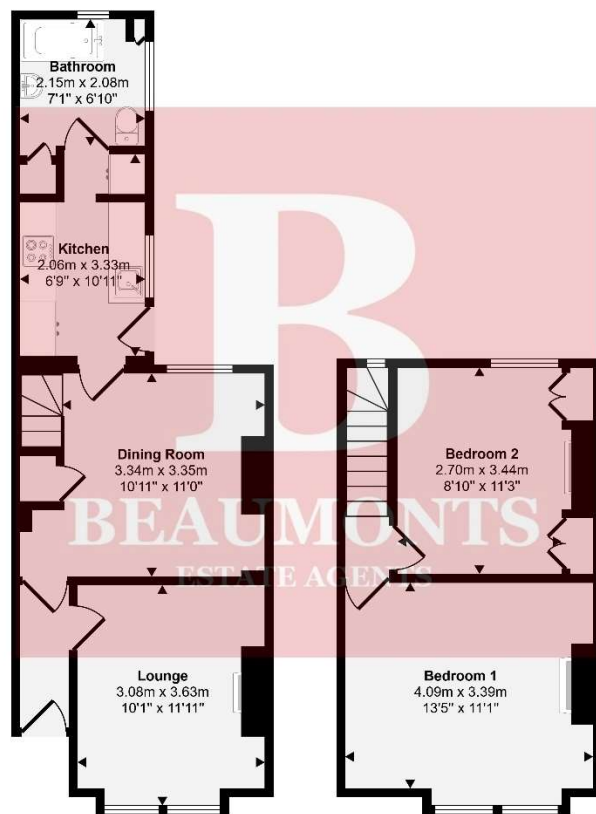
*All distances approximate*

Council Tax Band  
Parking Zone F





Approx Gross Internal Area  
67 sq m / 726 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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