



50 Sandgate Road, Brighton, BN1 6JQ

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hallway * Spacious through lounge/dining room with double glazed window to front and double glazed French doors to rear, engineered Oak flooring * Modern Kitchen fitted with a range of units and wood worktops, double glazed window overlooking the garden.

FIRST FLOOR: Master bedroom with double glazed window to front * Bedroom two with double glazed window to rear and distant sea view. Spacious Shower Room with walk in shower and Deluge shower head, Hand Basin, Low level W.C.

GARDENS: Small Front garden designed for low maintenance - side access * Sunny Rear Garden with seating area, lawn, ornamental pond, established shrub borders and timber built garden shed.

GAS FIRED CENTRAL HEATING & DOUBLE GLAZING

This charming property offers deceptively spacious accommodation which is arranged over two floors. The attractive through lounge/dining room with French doors to the garden. Both bedrooms are a good size and have recently fitted wool carpets. The spacious Shower room is fitted with a modern white suite.. There is side access to the rear of the property is a charming south facing garden with lawn, established shrub borders and a sunny paved patio area and timber built garden shed.



The property is situated on level ground in this popular residential road located just to the north of the Fiveways. There is an excellent range of 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	0.5 miles
Balfour Road Infants	0.4 miles
Dorothy Stringer High School	0.5 miles
Varndean Schools Complex	0.3 miles
Cardinal Newman School	1.4 miles

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

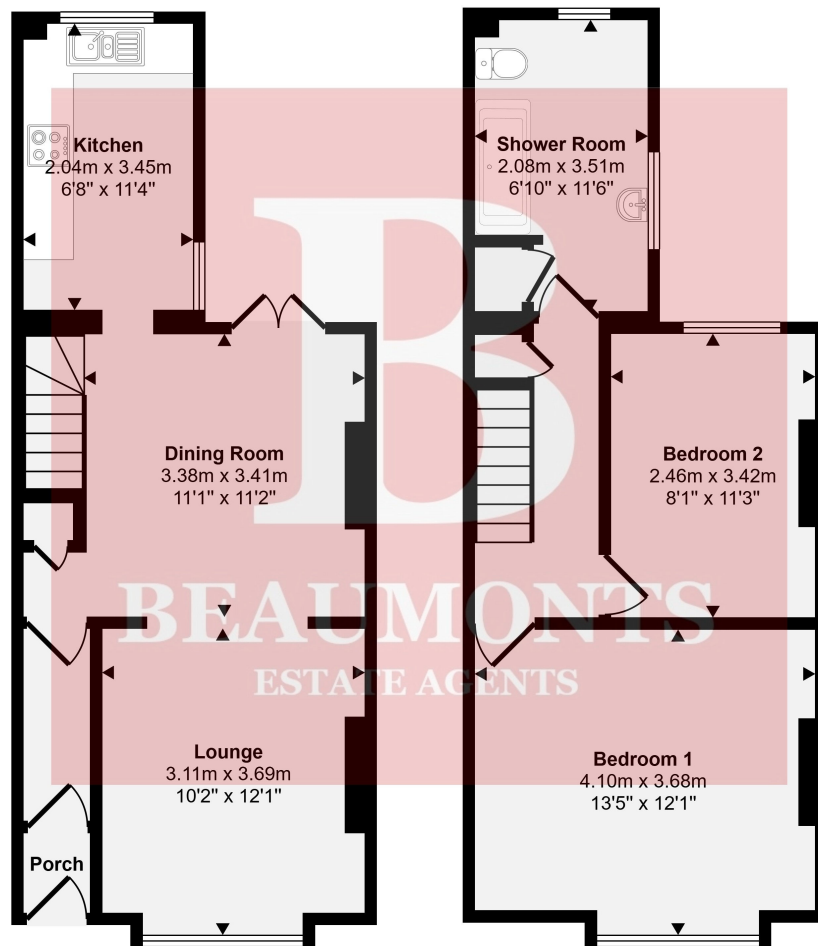
Brighton Seafront	2.0 miles
Brighton Shopping Centre	1.8 miles

All distances approximate

Council Tax Band	C	
EPC rating	D	Parking Zone J



Approx Gross Internal Area
74 sq m / 793 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

BEAUMONTS
ESTATE AGENTS

9 Kings Parade, Ditchling Road, Brighton, BN1 6JT
01273 550881
www.beaumontsresidential.co.uk



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.