



47 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 \*

**FIRST FLOOR:** Double Bedroom \* Modern Bathroom \* Office Area \*

**TOP FLOOR:** Loft Room with three Velux Windows \*

**OUTSIDE:** Front garden \* Attractive Walled Rear Garden \*

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. On the first floor there is a lovely South Facing double bedroom, modern bathroom and office area. The loft room is a great space and is flooded with light.

Outside there is an attractive Walled Rear Garden and a small front garden to the front



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

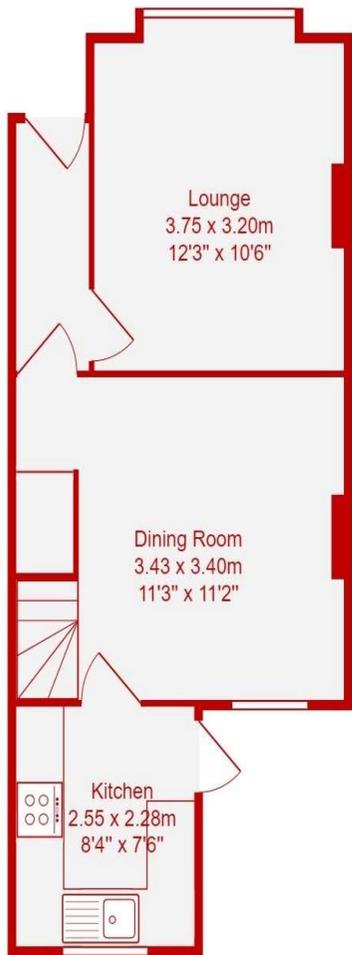
Downs Infant & Junior	0.6 miles
Balfour Road Infants	0.4 miles
Dorothy Stringer High School	0.5 miles
Varndean Schools Complex	0.3 miles
Cardinal Newman School	1.3 miles

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

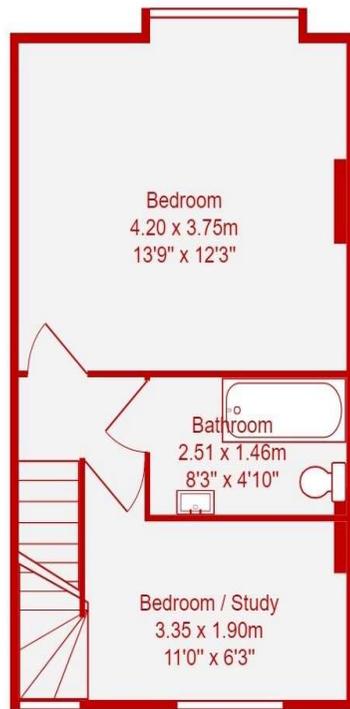
Brighton Seafront	2.0 miles
Brighton Shopping Centre	1.8 miles

*All distances approximate*





**Ground Floor**  
Area: 34.0 m<sup>2</sup> ... 366 ft<sup>2</sup>



**First Floor**  
Area: 29.0 m<sup>2</sup> ... 312 ft<sup>2</sup>



**Second Floor**  
Area: 19.0 m<sup>2</sup> ... 204 ft<sup>2</sup>

**Total Area: 82.0 m<sup>2</sup> ... 883 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC



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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.