



77 Sandgate Road, Brighton, BN1 6JP

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall * Living Room with **wood burning stove** * Kitchen Dining Room with range of units and some appliances * Rear lobby with store cupboards * Modern white Bathroom suite with part tiled walls.

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

OUTSIDE: Front garden * Gated side access to the delightful, larger than average, walled rear garden with seating areas, timber garden shed and well stocked borders and fruit tree.

Gas Ch from modern combination boiler
*** Part Upvc Double Glazing ***

This delightful end of terrace Edwardian family home offers many attractive features including a wood burning stove in the Living Room, wood flooring, together with 2 double bedrooms and a lovely sunny rear garden. Heating is provided via a combination boiler (approx. 1 year old) and the majority of the property is double glazed.

Outside there is lovely, larger than average walled rear garden with gated side access with ample space for a Cabin/Home Office if required.

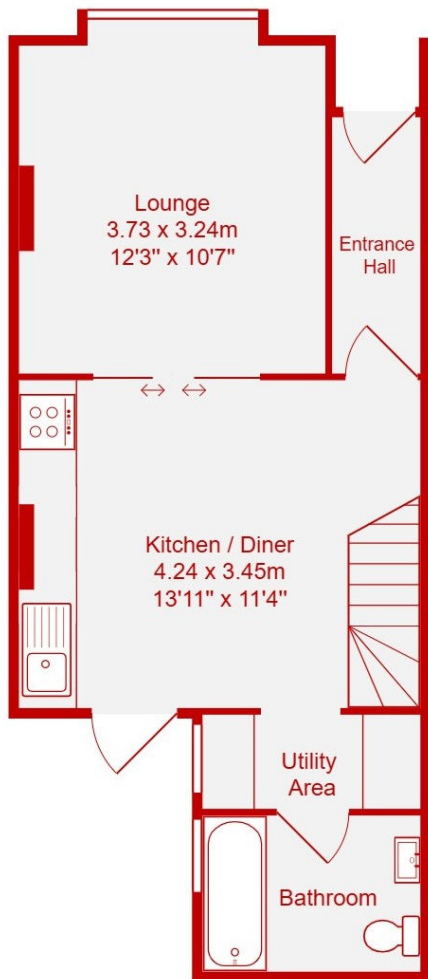


The property is situated in this highly sought after residential road just to the north of Fiveways. There is great local shopping is nearby including a Post office, Butcher, Baker, Greengrocer and Co Op. Also within walking distance are excellent schools for children of all age groups. There is good 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
<i>All distances approximate</i>	
Council Tax Band	C
Parking Zone	F





Ground Floor
Area: 36.0 m² ... 388 ft²

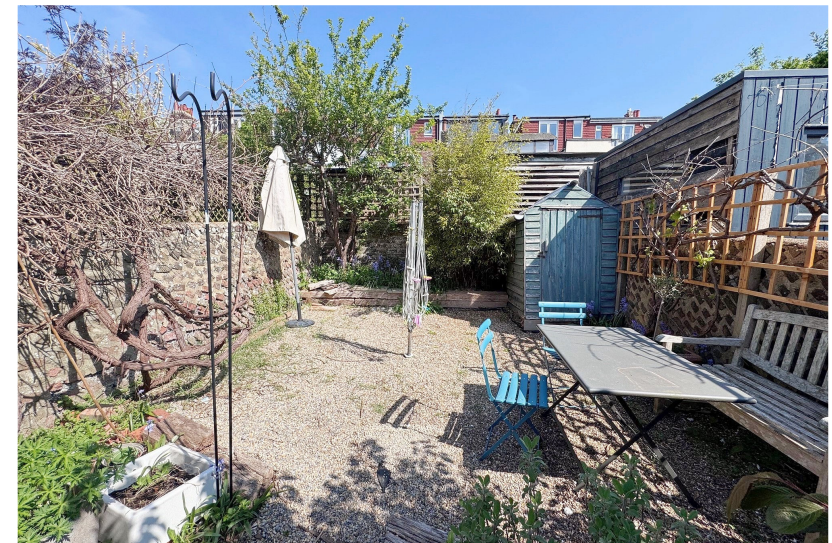
Total Area: 66.0 m² ... 710 ft²

All measurements are approximate and for display purposes only.



First Floor
Area: 30.0 m² ... 323 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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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.

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