



**Guide Price**  
**£685,000**

**Freehold**

3x  2x  2x 

**Sandgate Road,  
Brighton, East Sussex,  
BN1**

**cubitt & west**  
Helping you move forwards

# Accommodation

## GROUND FLOOR

- Entrance Hall
- Lounge : 11'10 x 10'0 (3.61m x 3.05m)
- Dining Area : 14'0 x 11'0 (4.27m x 3.36m)
- Kitchen/Breakfast Room : 12'0 x 8'0 (3.66m x 2.44m)
- Cloakroom

## FIRST FLOOR

- Landing
- Bedroom 2: 13'11 x 12'0 (4.24m x 3.66m)
- Bedroom 3: 11'0 x 7'0 (3.36m x 2.14m)
- Bathroom

## SECOND FLOOR

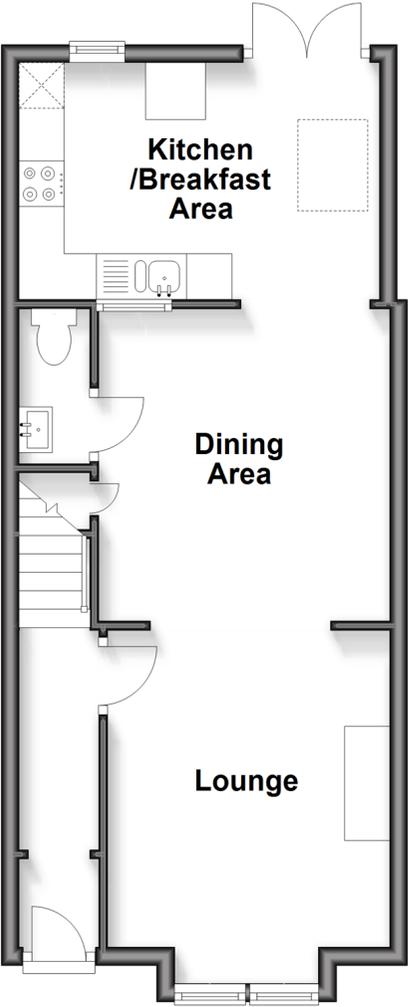
- Landing
- Bedroom 1: 18'0 x 9'0 (5.49m x 2.75m)
- En Suite Shower Room

## OUTSIDE

- Garden Office : 13'1 x 9'8 (3.99m x 2.95m)
- Front & Rear Garden

### Ground Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



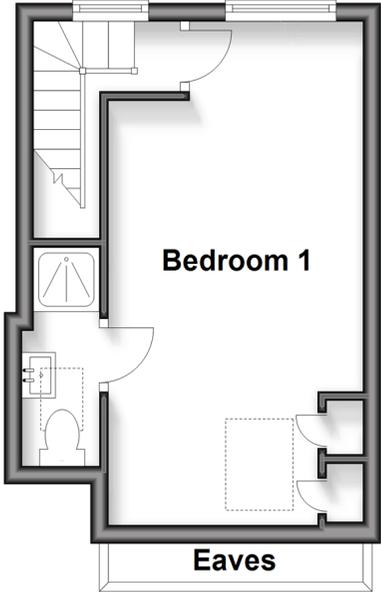
### First Floor

Approx. 34.4 sq. metres (370.7 sq. feet)



### Second Floor

Approx. 19.8 sq. metres (212.8 sq. feet)





## Main features

- **Stunningly presented, with lots of light and sunny rear garden**
- **Lovely views towards the sea**
- **Additional garden home office**
- **Friendly street in welcoming neighbourhood close to excellent schools and popular parks**
- **Walking distance to Preston Park train station**

### Nearest Schools

Primary Schools: Downs Junior School 0.6 miles, Balfour Junior School 0.6 miles, St Joseph's Catholic Primary 0.9 miles  
 Secondary Schools: Vardean School 0.5 miles, Dorothy Stringer High School 0.9 miles

### Transport Information

Train Stations: London Road 0.8 miles, Preston Park 1.0 miles, Brighton 1.5 miles

### Address

Sandgate Road, Brighton, East Sussex, BN1

### Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

Call Fiveways Branch 01273 564444 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



■ A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding  
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



30510785/20260202/EM/EM