



81 Sandgate Road, Brighton, BN1 6JP

**BEAUMONTS**  
ESTATE AGENTS



## **SUMMARY OF ACCOMMODATION**

**GROUND FLOOR:** Entrance Hall \* Living Room / Dining Room \* Beautifully fitted modern Kitchen with wide range of units & tiled floor \* Utility Area \* Spacious Shower Room.

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

**OUTSIDE:** Front garden \* Attractive 40ft Rear garden designed for low maintenance with raised paved sun patio,

**GAS CH FROM COMBINATION BOILER  
RECENTLY INSTALLED SEALED UNIT  
DOUBLE GLAZING**

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

A wonderful light and airy through lounge/dining room. An attractive modern fitted kitchen with a wide range of base and wall mounted units, doors leading to utility area and to the garden. Modern shower room with walk in shower tiled walls and floor. On the first floor are the two double bedrooms and hatch to the loft space which has potential to develop (stnc).

Outside there is an attractive and lovely 40ft Rear garden with raised sun patio with shrub borders, timber built garden shed.



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

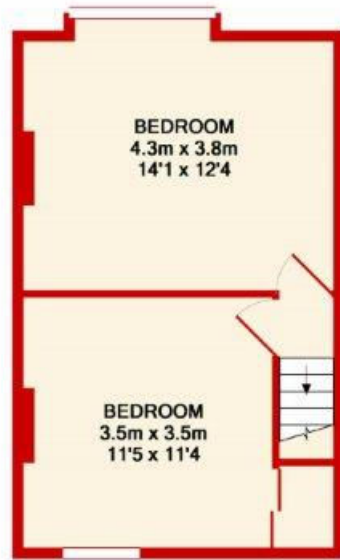
Preston Park Station	1.0 miles
London Road Station	0.8 miles
Brighton Mainline	1.7 miles

Brighton Seafront	2.0 miles
Brighton Shopping Centre	1.8 miles

*All distances approximate*

Council Tax Band C	
Parking Zone	F

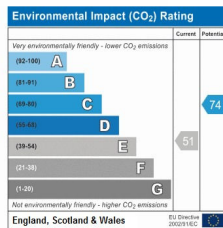
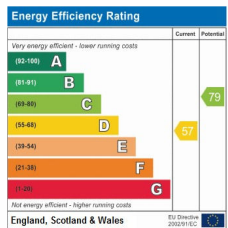




1ST FLOOR  
APPROX. FLOOR  
AREA 299 SQ.M.  
(322 SQ.FT.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 45.6 SQ.M.  
(491 SQ.FT.)

TOTAL APPROX. FLOOR AREA 75.5 SQ.M. (813 SQ.FT.)  
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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.