



28 Sandgate Road, Brighton, BN1 6JQ

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall * Living Room / Dining Room * Extended Modern fitted Kitchen with range of units * Utility Area * Shower Room With W.C * Door to Rear Garden *

FIRST FLOOR: Two double Bedrooms * Luxurious Bathroom with roll top bath & walk in shower *

TOP FLOOR: Fabulous Master Double bedroom with En Suite WC * Stunning views to the sea.

OUTSIDE: Formal gated front garden * Attractive 40ft South facing rear garden mainly paved and with raised sun patio with shrub borders, timber-built Garden Room.

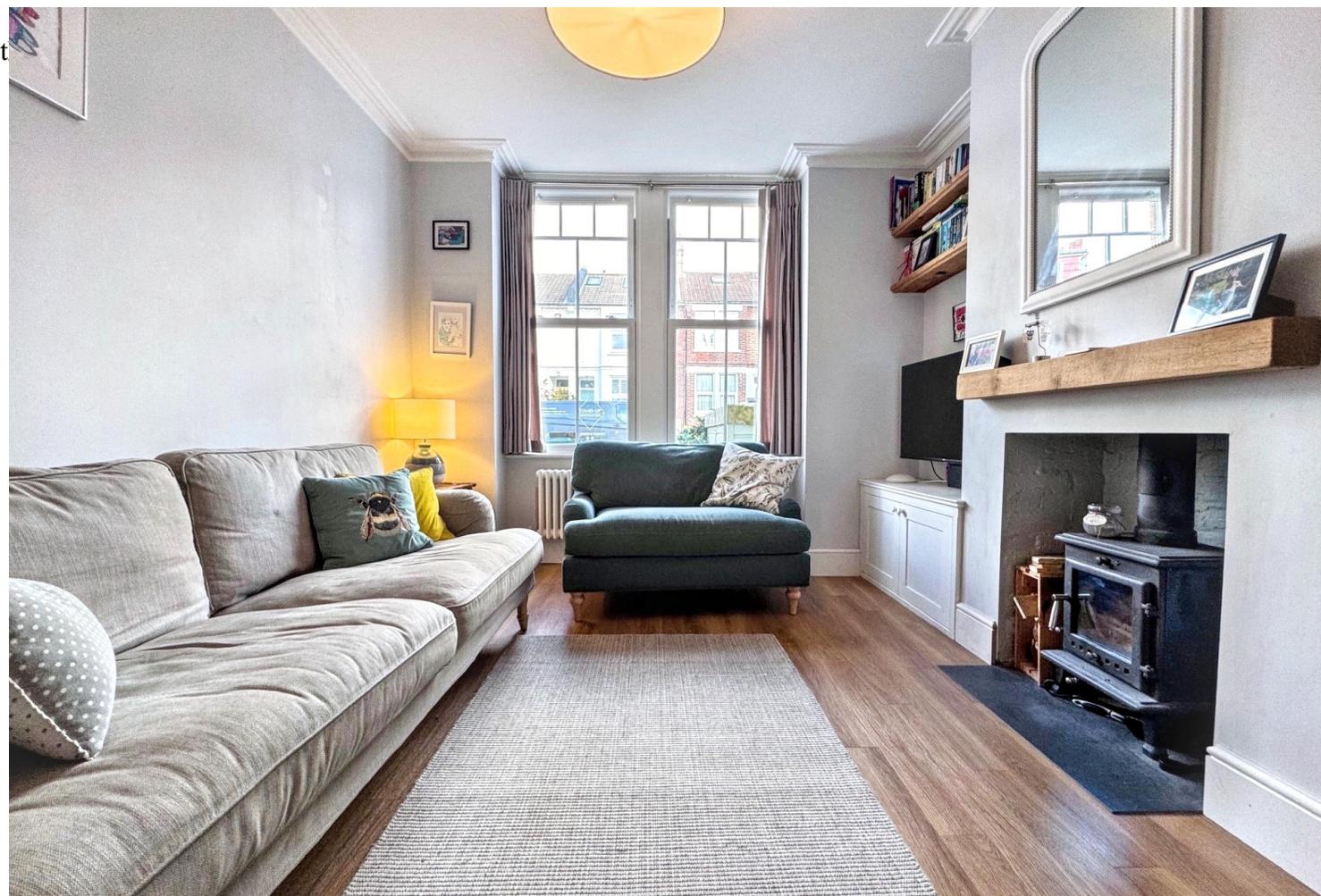
This beautiful and tastefully decorated family home offers spacious, well-planned accommodation arranged over three floors together with a sunny south-facing aspect.

The ground floor features a wonderful through lounge/dining room with double-glazed sash windows, leading to a superb extended modern kitchen fitted with an excellent range of cupboards and built-in appliances. There is also a ground-floor shower room with W.C. and a double-glazed door opening onto the rear garden.

On the first floor are two generous double bedrooms, including one with a full wall of built-in wardrobes, along with a luxurious family bathroom complete with roll-top bath and walk-in shower.

The top floor hosts the master bedroom, offering stunning seaward views and an en-suite W.C.

The pretty south-facing garden is arranged for easy maintenance, with a sun patio, level lawn, and a timber-built garden room.



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	0.5 miles
Dorothy Stringer High School	0.5 miles
Vardean Schools Complex	0.4 miles
Cardinal Newman School	1.3 miles

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

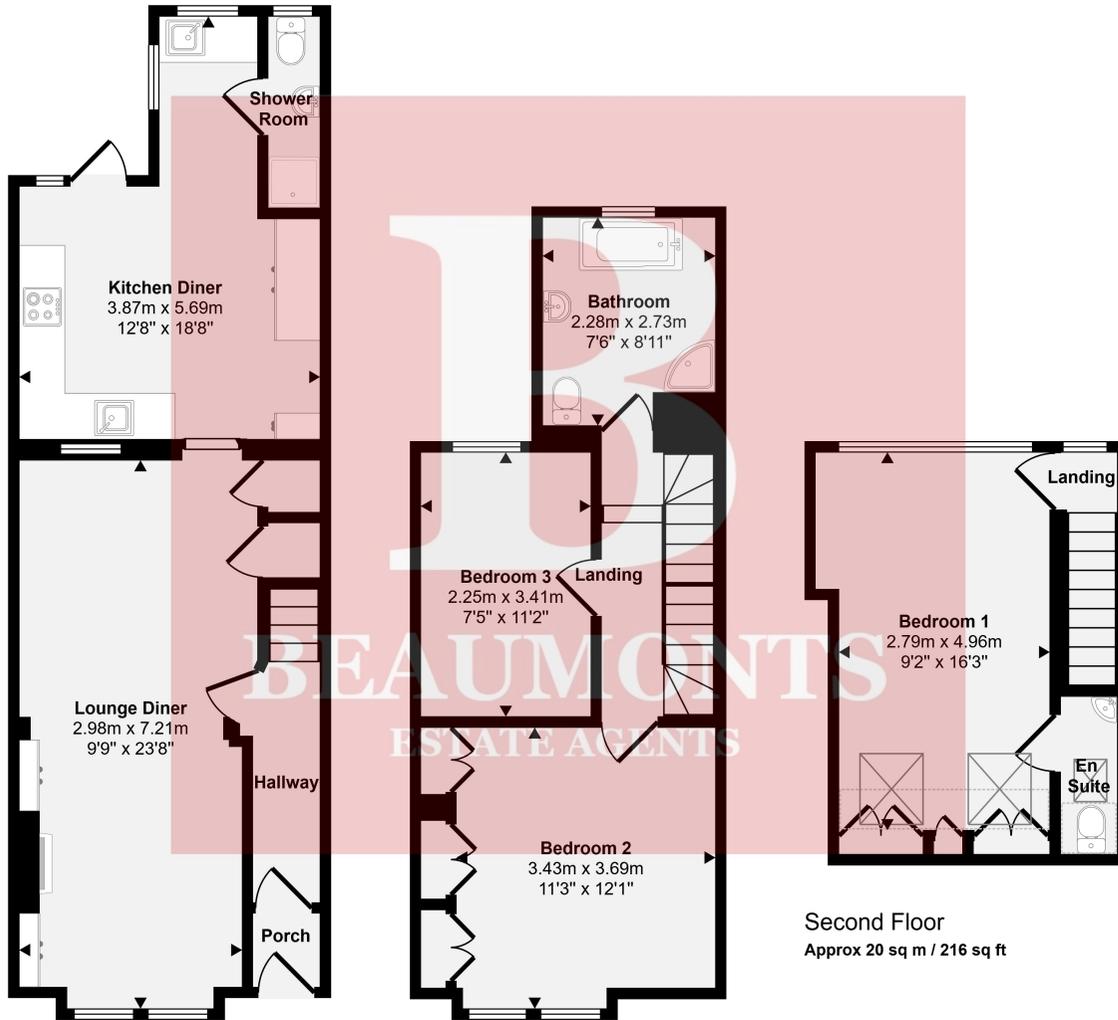
Brighton Seafront	2.0 miles
Brighton Shopping Centre	1.8 miles

All distances approximate

Council Tax Band	C
Parking Zone	F



Approx Gross Internal Area
102 sq m / 1096 sq ft



Ground Floor
Approx 47 sq m / 505 sq ft

First Floor
Approx 35 sq m / 375 sq ft

Second Floor
Approx 20 sq m / 216 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.