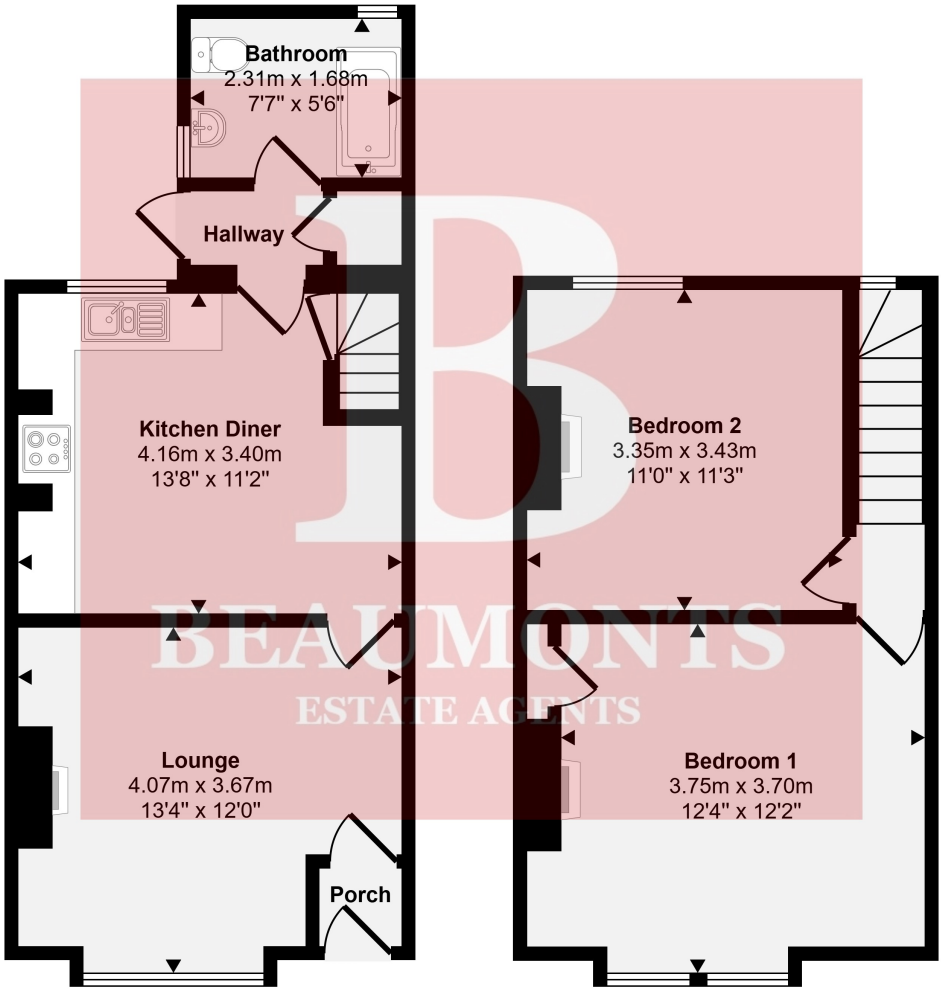


104 Sandgate Road, Brighton, BN1 6JQ

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Approx Gross Internal Area
66 sq m / 708 sq ft



Ground Floor
Approx 36 sq m / 389 sq ft

First Floor
Approx 30 sq m / 319 sq ft

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Vestibule * Living Room * Kitchen Dining Room * Rear Lobby with door to garden * Bathroom with tiled walls and white suite.

FIRST FLOOR: Landing with hatch to loft with potential to develop (stnc) * Two Double Bedrooms

OUTSIDE: Front garden * Sunny south facing rear garden approx. 40ft in length.

GAS CENTRAL HEATING

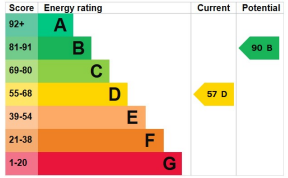
A n attractive mid terraced Edwardian property with potential to extend (stnc)

This most attractive property still retains many fine period features including fireplaces, stripped pine doors and pine flooring However it would now benefit from a program of refurbishment and redecoration.

Situated in this very popular and sought after residential road just to the north of Fiveways. There is excellent local shopping nearby including a Post office, Butcher, Baker, Greengrocer and Co Op. Also within walking distance are excellent schools for children of all age groups and excellent public transport within easy reach providing access to Brighton City Centre and the A27. Preston Park main line 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.







Council Tax Band C
Parking Zone F

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9 Kings Parade, Ditchling Road, Brighton, BN1 6JT
01273 550881
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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