



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



PRICE GUIDE

£550,000

Sandgate Road

Brighton, BN1 6JQ

PROPERTY SUMMARY

*** Guide Price £550,000 - £600,000***

Welcome to this truly exceptional two-bedroom residence nestled on the highly sought-after Sandgate Road in the vibrant Fiveways neighborhood. This charming home seamlessly combines classic appeal with contemporary upgrades, offering a perfect haven for families, professionals, or anyone seeking comfortable, stylish living in a prime location.

Upon entering through the inviting entrance porch, you're greeted by a spacious and luminous lounge/diner that exudes warmth and character. Flooded with natural light from south-facing windows, this generous living space creates an inviting atmosphere ideal for relaxing, entertaining, or hosting gatherings with friends and family. The thoughtfully designed layout ensures a seamless flow into the modern kitchen, which has been meticulously refurbished to the highest standards. Boasting sleek white countertops, ample storage solutions, and high-quality appliances, this kitchen is perfect for preparing delicious meals while enjoying views of the stunning garden.

Step out from the kitchen into the expansive south-facing garden, approximately 40 feet long, which provides a private outdoor oasis. The garden features a versatile patio area-ideal for alfresco dining, barbecues, or simply unwinding in the sun-as well as a lush lawn that invites play, relaxation, or gardening. This outdoor space is perfect for hosting memorable gatherings, enjoying sunny afternoons, or creating a tranquil retreat to unwind after a busy day.

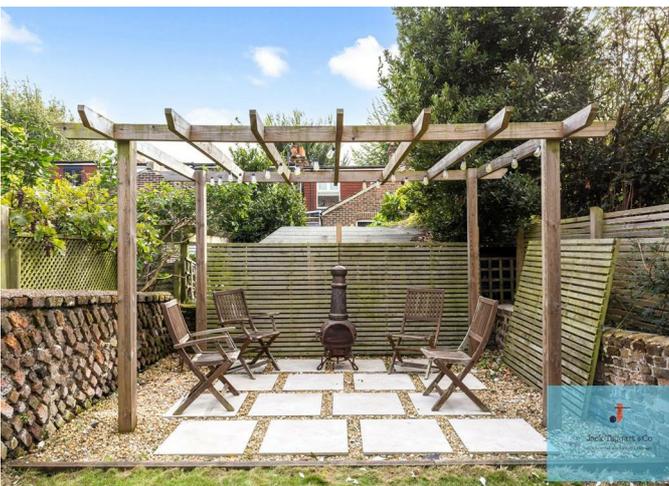
2



1



1







Sandgate Road



Ground Floor
Approximate Floor Area
376.19 sq ft
(34.95 sq m)

First Floor
Approximate Floor Area
389.22 sq ft
(36.16 sq m)

Approximate Gross Internal Area = 71.11 sq m / 765.41 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

2
1
1

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
55 Queen Victoria
Avenue
BN3 6XA

OFFICE DETAILS
01273 974929
sales@jacktaggart.co.uk