



Sandgate Road

Brighton

mishons

Occupying a prime position within the highly sought-after Golden Triangle area of Fiveways, this beautifully presented three-bedroom terraced home offers stylish and versatile accommodation arranged over three floors.

Comprehensively refurbished and thoughtfully improved by the current owners, the property successfully combines period character with high-quality contemporary finishes to create a home that is ready to move straight into.

Ideally located within easy walking distance of popular local schools, independent cafés, shops, parks and recreational facilities, the property is perfectly suited to modern family life. Excellent transport links, including nearby railway stations and regular bus services, provide convenient access to Brighton city centre, the seafront and London.

The property underwent a complete refurbishment in 2017, including a full rewire, new plumbing throughout and the installation of a Worcester combination boiler with Nest-controlled heating. In 2021, a substantial loft conversion was completed, creating an impressive principal bedroom suite with a contemporary shower room. New windows and doors were installed throughout, with a new Anglian front door fitted in 2022.

To the front of the property, the steps and frontage have been finished with an attractive resin-bound surface and benefit from an external power socket. The front door opens into an entrance hall, which leads through to a comfortable living room featuring an original fireplace and period detailing.

To the rear of the property is a superb kitchen/dining room that forms the heart of the home and provides an excellent space for both everyday family life and entertaining. The kitchen is fitted with Corian worktops and a range of integrated appliances, including an AEG oven, microwave, induction hob and fridge freezer, together with a Neff dishwasher. Large bifold doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

The first floor offers two well-proportioned bedrooms and a stylish family bathroom. The principal bedroom retains its original fireplace, adding character and charm, while the second bedroom provides flexible accommodation for family members, guests or those working from home.

The second floor is occupied by a superb loft conversion, providing a spacious double bedroom together with a contemporary shower room. This versatile space works equally well as a principal suite, guest accommodation or private workspace.

The property has been finished to an exceptionally high standard throughout, with thoughtful attention to detail evident in every room. Features include Amtico flooring, plantation shutters, recessed LED lighting, quality bathroom fittings and carefully considered electrical and media installations, all contributing to the home's stylish and practical design.

Outside, the landscaped rear garden has been designed for low-maintenance enjoyment and features artificial lawn, resin-bound patio areas, external lighting, power sockets and an outside tap. The garden provides an ideal setting for relaxing, outdoor dining and entertaining throughout the year.

 **Guide Price** £700,000-£725,000

3



2



2



tbc



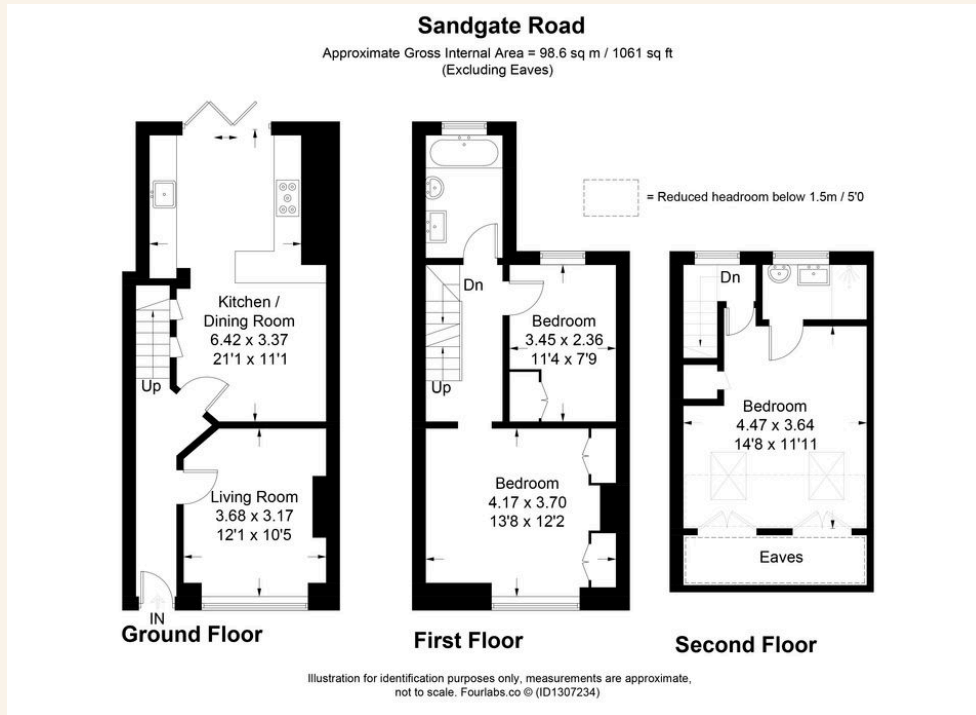






TOTAL FLOOR AREA:

98.6 sqm / 1061 sqft



Exceptional service

We love doing what we do, so it's always done with honesty, energy, and a smile. From marketing to moving, our team is here to guide you, step-by-step, through the process of selling your home. We'll always give you honest opinions and share our local market expertise so that you'll know where you stand at every point of the journey.

Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no fuff to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

And never forget, we're here for you at any time.

Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

Mishons & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.



Whatever you're looking for...
We'll help you find it.

✉ sales@mishons.com

☎ 01273 77 88 77

94 Church Road, Hove, BN3 2EB

Monday-Friday: 8:45 am - 6 pm

Saturday: 9 am - 4 pm

Find us on Facebook and Instagram
@wearemishons or visit mishons.com