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72 Sandown Road

Brighton, BN2 3EJ

£300,000

Well-presented, two double bedroom, first floor flat offered for sale in good order throughout with a share of the freehold.

Sandown Road lies adjacent to Elm Grove close to Lewes Road where a comprehensive range of shopping facilities are to be found with regular bus services providing access into the vibrant city centre, seafront and promenade. Schools catering for all age groups are well represented within the local area. Brighton mainline station is to be found in Queens Road providing north bound commuter links with London/the city.

The property is in good order throughout having been well-maintained in recent years by the current owners and this impressive first floor flat benefits from UPVC double glazing, gas central heating, fitted kitchen with integrated appliances and space for table and chairs and modern bathroom/WC and small walled balcony to the rear.

Internal viewing is highly recommended

Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.

- Ideal first time purchase
- Well-presented first floor flat
- Two double bedrooms
- Living room
- Bathroom
- Well equipped kitchen with space for table and chairs
- Small balcony
- Gas central heating
- Share of the freehold
- Useful loft space



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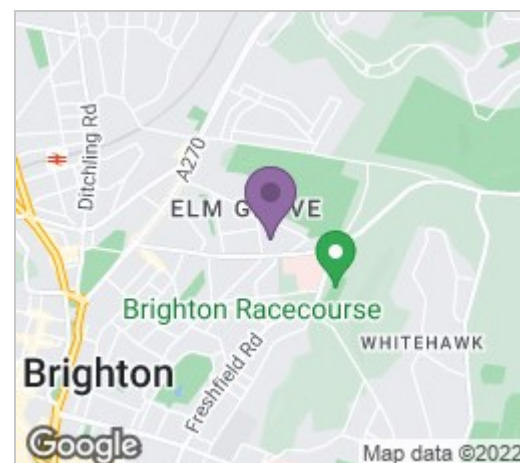


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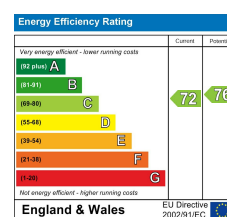
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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