



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

GUIDE PRICE

**£400,000**

**Graffham Close**

Brighton, BN2 5HP



## PROPERTY SUMMARY

Discover this exceptional five-bedroom detached home nestled just north of Kemp Town. Recently renovated to a high standard, this property offers a perfect blend of modern comfort and classic charm - a true rarity in the area.

Step inside through the welcoming porch into a spacious hallway that sets the tone for the rest of the home. The generous lounge is flooded with natural light via south-facing windows, creating a warm and inviting atmosphere that makes every day feel special. Adjacent to the lounge is a charming conservatory that opens seamlessly to a large, sunny south-facing garden. This outdoor space is perfect for outdoor entertaining, family gatherings, or simply relaxing in the sunshine throughout the day, providing a tranquil retreat right at your doorstep.

The modern, newly fitted kitchen is impressively spacious and equipped with the latest appliances, making it ideal for family cooking, casual dining, or hosting friends. Its contemporary design complements the home's overall aesthetic, while ample storage ensures practicality. On the ground floor, you'll also find a stylish shower room and a convenient utility room, both thoughtfully designed to enhance practical living and everyday convenience.

Upstairs, the five generously proportioned bedrooms offer versatile space for a variety of needs - whether accommodating a growing family, hosting guests, or creating a dedicated home office. Each room is well-sized, filled with natural light, and adaptable to your personal style. The fully refurbished family bathroom is beautifully appointed with modern fixtures and fittings, providing a comfortable and contemporary retreat.

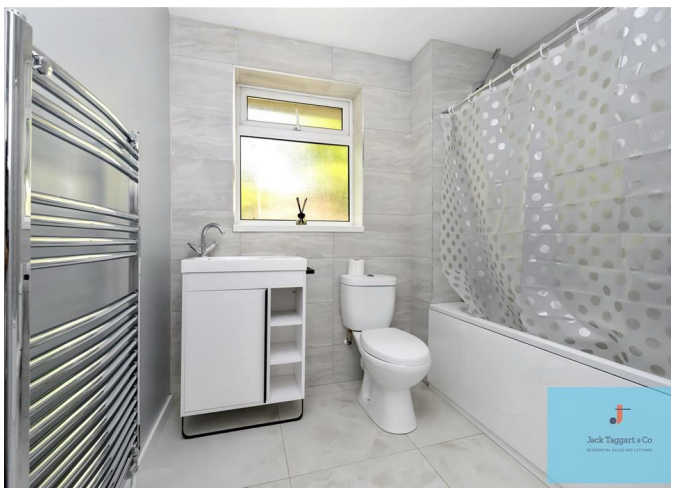
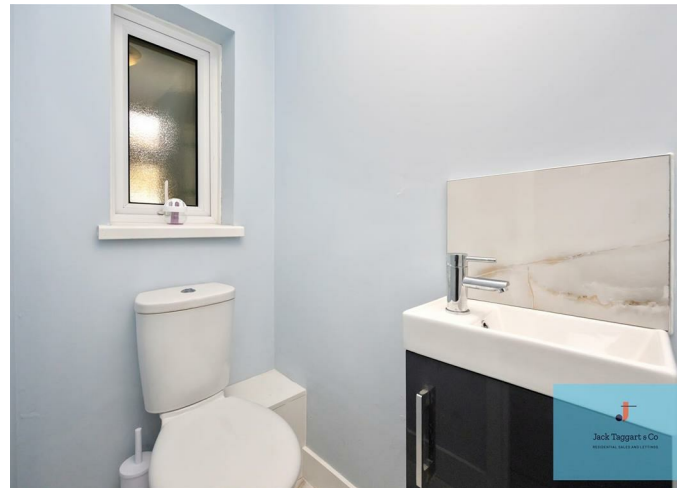
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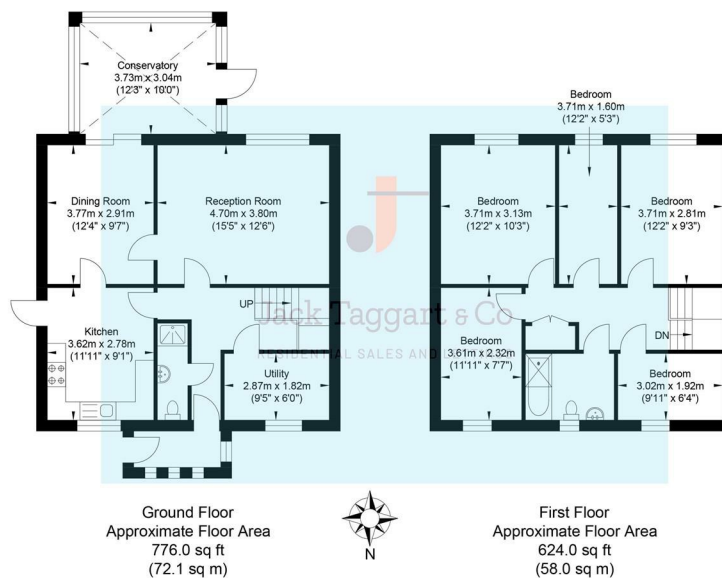




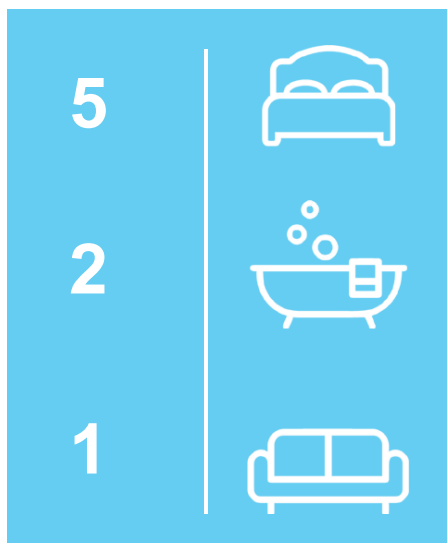




## Graffham Close



Approximate Gross Internal Area = 130.1 sq m / 1400.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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