



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



PRICE GUIDE

£400,000

Hazel Close

Brighton, BN41 2GR

PROPERTY SUMMARY

Situated within a quiet residential close, this well-presented two-bedroom home offers a superb balance of practical living space, natural light, and a versatile outbuilding—ideal for modern lifestyles.

The ground floor features a bright and spacious living room, tastefully decorated and flowing seamlessly through to a well-appointed kitchen positioned to the rear. The kitchen offers ample storage and worktop space, with a pleasant outlook and direct access to the garden—perfect for both everyday living and entertaining.

Upstairs, the property comprises two well-proportioned bedrooms, including a generous principal bedroom with fitted storage, alongside a contemporary family bathroom finished in neutral tones.

Externally, the property benefits from a private rear garden leading to a substantial garden studio. This highly versatile space is ideal as a home office, gym, or creative studio, adding valuable additional square footage separate from the main house.

Further benefits include a well-laid-out internal footprint of approximately 662 sq ft, a quiet and convenient location, and a turnkey condition throughout.

A fantastic opportunity for first-time buyers, downsizers, or investors alike.

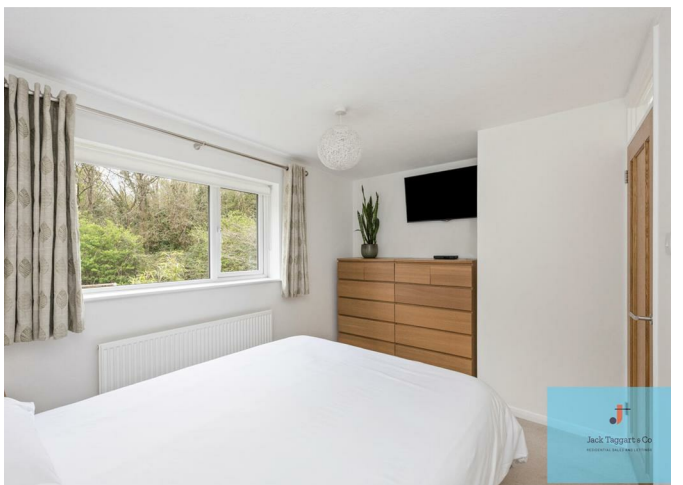
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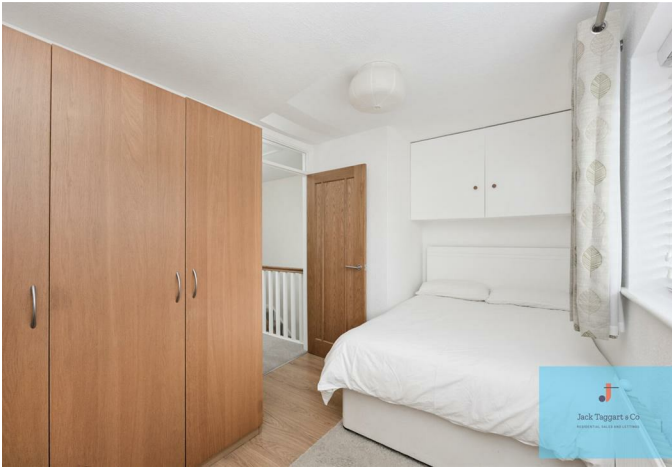
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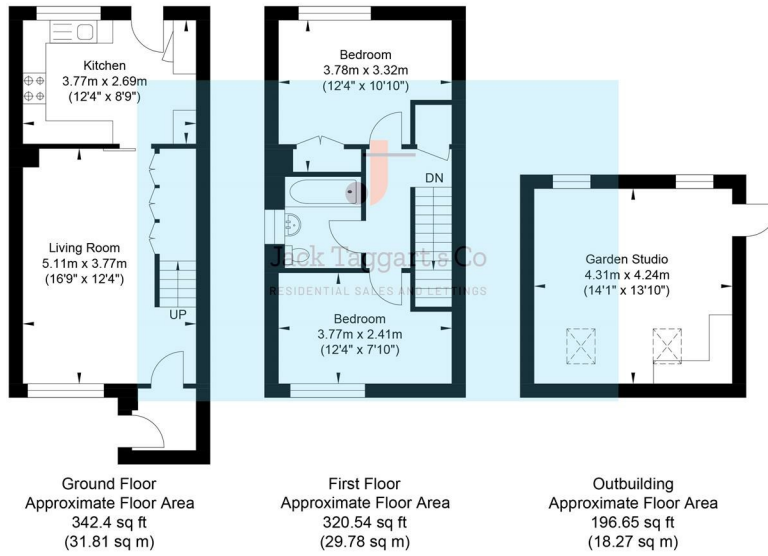
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Hazel Close



Approximate Gross Internal Area (Excluding Outbuilding) = 61.59 sq m / 662.94 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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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

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OFFICE ADDRESS
55 Queen Victoria Avenue
BN3 6XA

OFFICE DETAILS
01273 974929
sales@jacktaggart.co.uk