



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

PRICE GUIDE

**£1,100,000**

**Waldegrave Road**

Brighton, BN1 6GE

## PROPERTY SUMMARY

\*\*\*GUIDE PRICE £1,100,000 - £1,150,000\*\*\*Waldegrave Road is positioned in the heart of Brighton's 'Golden Triangle.' Situated on one of the most sought-out roads in Brighton, just off Preston Park, this property is only moments away from a wide range of amenities, award-winning pubs and multiple recreational areas, including Preston Park, the largest park in the city and offers an extensive number of facilities, including a velodrome. Waldegrave Road is also conveniently placed only 1 mile from Preston Park train station, which is directly links to London. You really can't beat this location!

Jack Taggart & Co are delighted to offer this luxurious and expansive four double bedroom, semi-detached Victorian property which includes two reception rooms, a spacious open plan kitchen and is split over three floors. This family home would offer an exquisite living experience in an ideal location.

As you arrive at this property, the Victorian features instantly draw you in. The meticulously maintained front garden is only a bonus, with side access to the back garden.

As you enter this stunning home, you can instantly see the impeccable renovations that have taken place. The light and airy entry way is gracious and leads you to the front living area. The living space holds an elegant yet cosy feel, with a charming log-burner, sleek wooden flooring and grand bay that allow in a stream of natural light. As you follow through you are met with an additional reception room, this space is

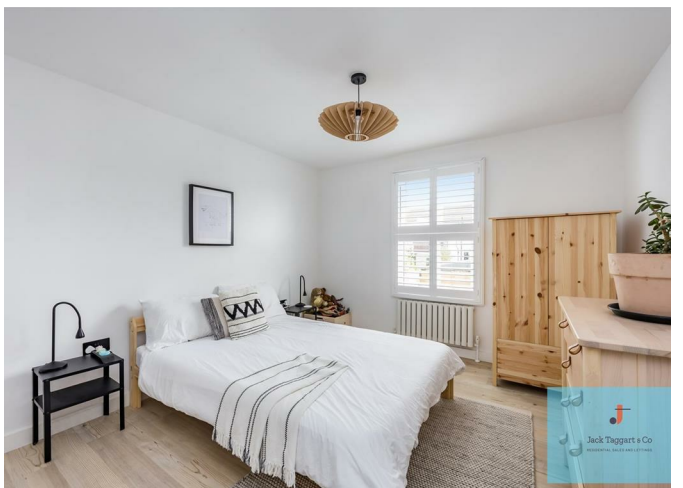
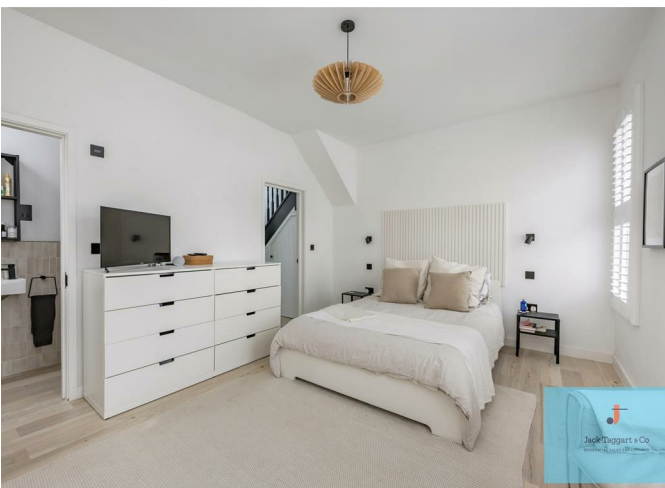
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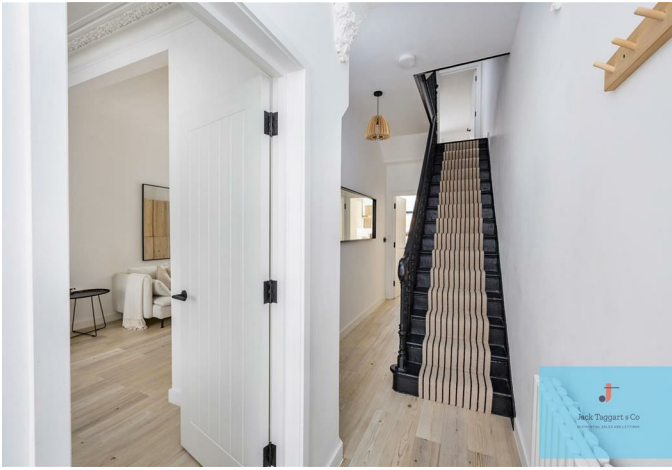
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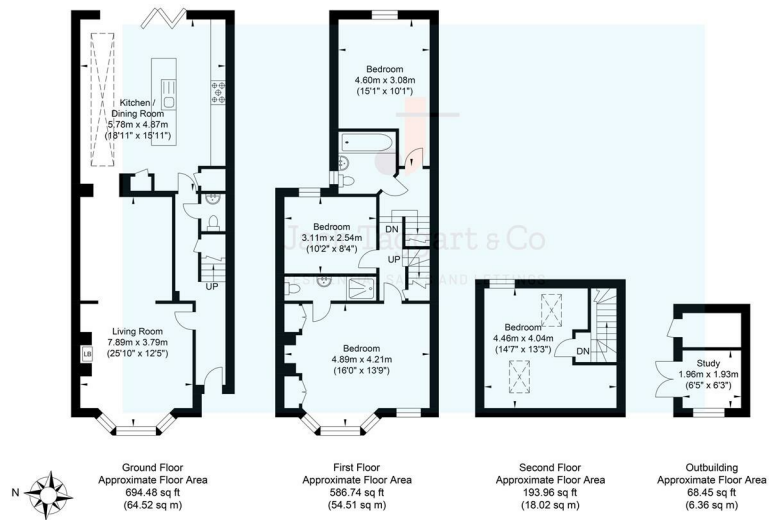
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## Waldegrave Road



Approximate Gross Internal Area = 143.41 sq m / 1543.65 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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2

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



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