



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



OFFERS IN EXCESS OF

£450,000

Auckland Drive

Brighton, BN2 4JG

PROPERTY SUMMARY

OIEO £450,000

This superb home sits just on the outskirts of the city, Auckland Drive, situated in a popular area with lots of green spaces and local shops on your doorstep. The city centre shopping districts and beach are also within easy reach, and this home also offers easy access to the A27 and A23 which have direct and fast routes to the airports, universities and London.

Jack Taggart & Co are delighted to offer this spacious three bedroom semi detached house, situated in this popular area with salubrious views over the south downes. Upon entering the property, you are met with a spacious entrance hall that first leads in to your spacious kitchen with all fitted integrated appliances. Off the kitchen we have an open plan living/dining area which is light and airy throughout with the potential to have an open fire. Moving further through the property to the first floor, another spacious landing leads on to three double bedrooms all of which are well proportioned and boast fantastic views of the South Downes. The first floor also has a bath standing shower with w/c and hand basin. The property comprises of a STUNNING south facing garden which makes this the ideal family home or space to entertain.

This property is a fantastic investment with planning permission for a 5-bedroom HMO. This could be the perfect investment or family home.

Being sold with vacant permission with no chain.

Viewing is highly recommended.

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