



Jack Taggart & Co  
RESIDENTIAL SALES AND LETTINGS

OFFERS IN EXCESS OF  
**£225,000**  
**Downland Drive**  
Hove, BN3 8GJ

## PROPERTY SUMMARY

Jack Taggart & Co are delighted to offer this spacious two-bedroom first-floor maisonette, ideally positioned on the sought-after Downland Drive. Benefiting from its own private entrance, a generous rear garden and over 665 sq ft of accommodation, this property presents an excellent opportunity for first-time buyers, downsizers and investors alike.

Upon entering the property, stairs lead to the first-floor landing, providing access to all principal rooms. The bright and spacious living room enjoys a dual aspect and ample space for both relaxing and entertaining. The modern fitted kitchen features a range of contemporary grey wall and base units, integrated oven and hob, and space for additional appliances.

The principal bedroom is a particularly generous double room, offering excellent floor space and natural light from dual aspect windows. The second bedroom is ideal as a guest room, nursery or home office and benefits from built-in storage. Completing the accommodation is a family bathroom fitted with a bath and shower over, wash hand basin and WC.

Externally, the property boasts a private rear garden, mainly laid to lawn, providing an excellent outdoor space for families, entertaining or keen gardeners. To the front, there is a private entrance and front garden area.

Situated in a popular residential location, Downland Drive offers easy access to local shops, schools, parks and transport links, with Brighton & Hove city centre and the South Downs National Park both within easy reach.

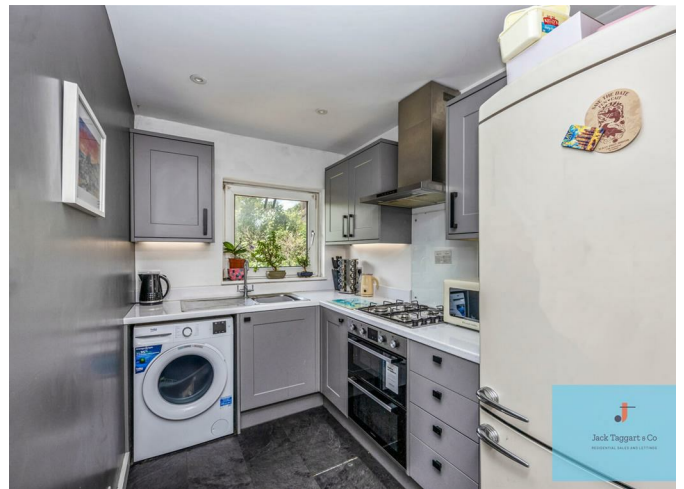
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### Downland Drive



Approximate Gross Internal Area = 61.82 sq m / 665.41 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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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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