



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

PRICE GUIDE

£400,000 - £450,000

Dukes Lane

Brighton, BN1 1BG



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PROPERTY SUMMARY

GUIDE PRICE £375,000 - £425,000

Situated in the heart of Brighton's vibrant city centre, on the ever-popular Dukes Lane, this well-proportioned two-bedroom home offers bright and spacious accommodation arranged over two floors, ideal for first-time buyers or investors alike.

The ground floor is centred around an impressive open-plan sitting and dining room, measuring over 25ft in length, creating an excellent living and entertaining space with a bay window to the front. To the rear, a separate fitted kitchen provides ample storage and worktop space.

Upstairs, the first floor comprises two generous double bedrooms, both well-sized and filled with natural light, along with a family bathroom positioned off the landing.

The property benefits from a total internal area of approximately 740 sq ft, as well as the added advantage of private parking, a rare and valuable feature for such a central location.

Dukes Lane is perfectly positioned just moments from Brighton's famous Lanes, seafront, shops, restaurants and excellent transport links, making this a superb opportunity to acquire a home in one of the city's most sought-after and convenient settings.

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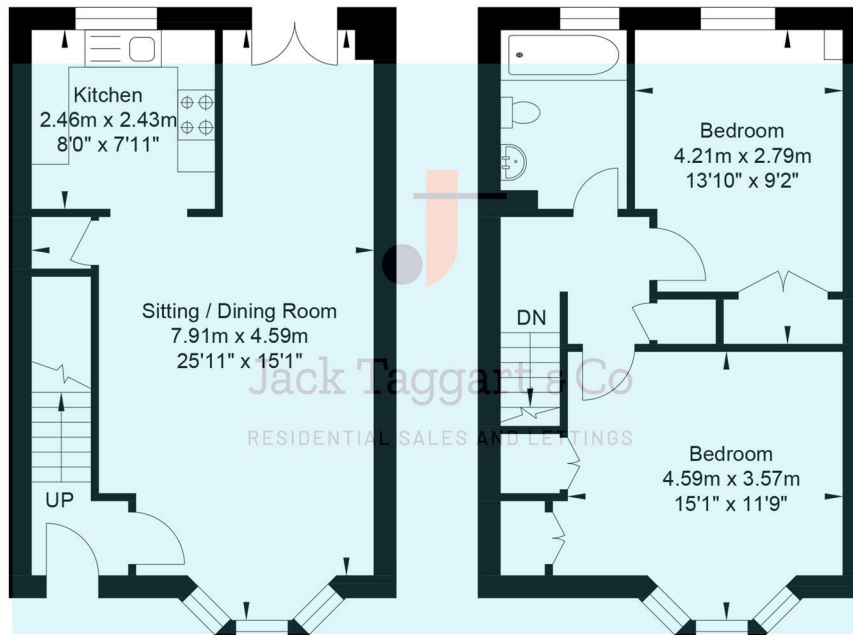


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Dukes Lane



Ground Floor
Approximate Floor Area
370.17 sq ft
(34.39 sq m)

First Floor
Approximate Floor Area
370.17 sq ft
(34.39 sq m)

Approximate Gross Internal Area = 68.78 sq m / 740.34 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

LOCAL AUTHORITY

TENURE

Leasehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

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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