



Jack Taggart & Co
RESIDENTIAL SALES AND LETTINGS

£325,000
College Road
Brighton, BN2 1JB

PROPERTY SUMMARY

*GUIDE PRICE £325,000 - £350,000**

Located in the heart of the desirable Kemptown village, this two-bedroom maisonette offers a fantastic opportunity for those eager to embrace coastal living. Just a short distance from the beach, hospital, and city centre, this property beautifully combines modern comfort with coastal charm, making it perfect for both residents and investors.

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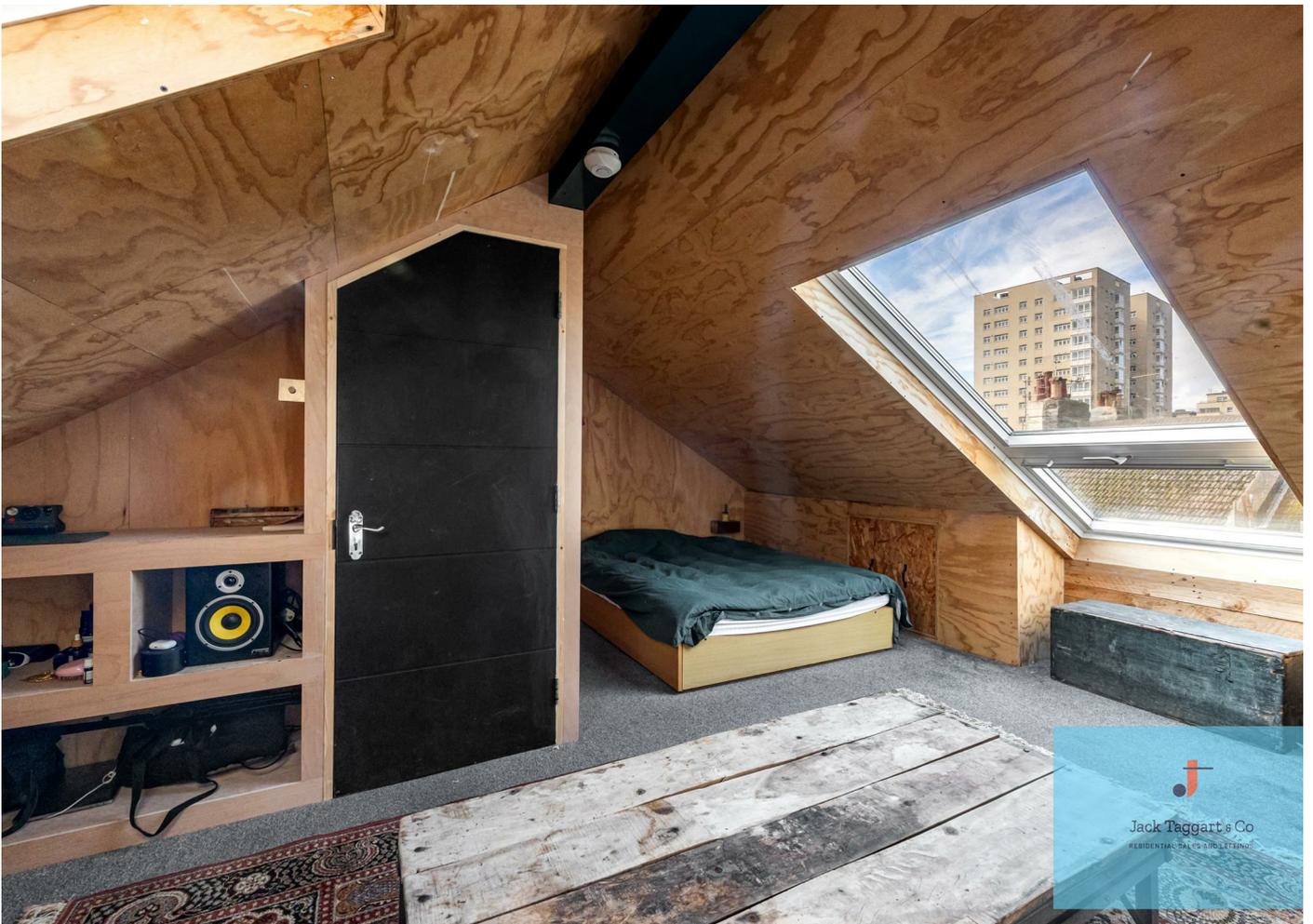


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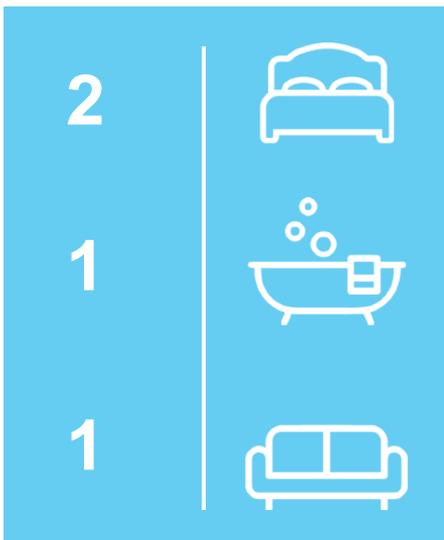


College Road



Approximate Gross Internal Area = 67.61 sq m / 727.73 sq ft

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



| 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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