



Jack Taggart & Co  
RESIDENTIAL SALES AND LETTINGS



PRICE GUIDE

**£600,000**

**Eldred Avenue**

Brighton, BN1 5EF

## PROPERTY SUMMARY

GUIDE PRICE £600,000 - £650,000

Jack Taggart & Co are delighted to present this highly desirable property, situated in one of the most prestigious locations in the Witdean area.

Perfectly positioned between the stunning South Downs National Park and the vibrant city of Brighton & Hove, this exceptional home offers the best of both worlds. Preston Park railway station is within walking distance, providing excellent commuter links to London, while the A23/A27 are easily accessible by car. There are also convenient transport links into Brighton & Hove city centre and the seafront.

Located on Eldred Avenue, this beautifully presented three-bedroom semi-detached house offers spacious double bedrooms, all enhanced by elegant shutter windows. The property boasts a modern finish throughout, with a bright and airy lounge featuring a working fireplace and double doors opening directly onto the garden.

The contemporary kitchen, finished in sleek white gloss, provides a stylish and practical space, also benefiting from side access to the garden.

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## Eldred Avenue, Brighton



Approximate Gross Internal Area = 107.95 sq m / 1161.96 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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