



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



PRICE GUIDE

**£550,000**

**Granville Road**

Hove, BN3 1TG

## PROPERTY SUMMARY

Jack Taggart & Co are delighted to present this beautifully arranged three-bedroom maisonette, set across the upper floors of an attractive Edwardian building, complete with a private roof terrace and generous living space throughout.

Situated on the sought-after Granville Road, just moments from the ever-popular Seven Dials, the property enjoys a prime position close to independent cafés, boutique shops, and local amenities. Brighton mainline station, the seafront, and Churchill Square are all within easy reach, making it ideal for commuters and those seeking a vibrant coastal lifestyle.

Accessed via its own private entrance, stairs rise to the first-floor landing where two well-proportioned double bedrooms are positioned. The front-facing room offers flexibility as a guest bedroom or home office, while the second is a spacious double with large windows and built-in storage.

To the front, the elegant living room spans the width of the building, featuring large windows and an original fireplace, creating a warm and inviting space with useful alcove storage.

To the rear, a generous storage cupboard sits alongside the main bathroom, finished in crisp white tiling with a bath and overhead shower, and

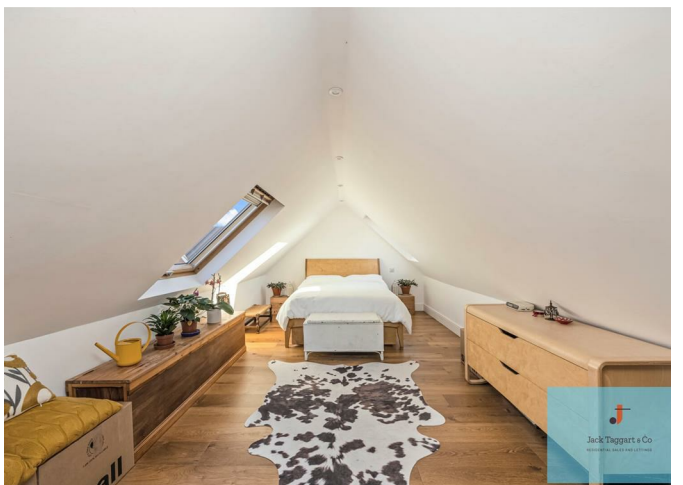
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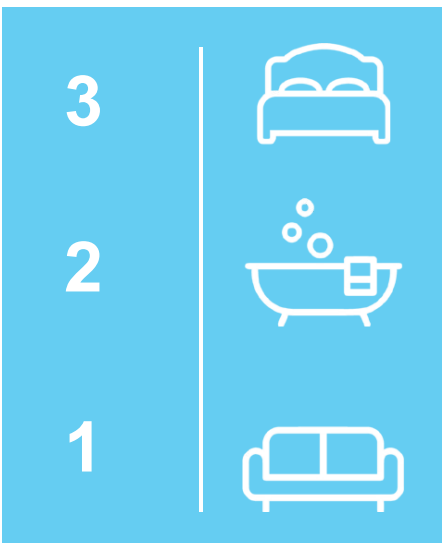




## Granville Road



Approximate Gross Internal Area = 114.32 sq m / 1230.52 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



| 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<br>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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