



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



PRICE GUIDE

£475,000

Old Shoreham Road

Brighton, BN42 4LT

PROPERTY SUMMARY

GUIDE PRICE £475,000 - £500,000 Welcome to this beautifully presented and thoughtfully extended 1930s detached family home, offering a unique blend of period charm and modern-day comfort. Set on a generous plot in the ever-popular area of Southwick - bordering Shoreham-by-Sea - this outstanding residence features three well-proportioned bedrooms, a stunning open-plan kitchen/dining area, multiple versatile outbuildings including a fully functional annex and workshop, and a private, south-facing rear garden.

From the moment you arrive, the home makes a striking impression. A private driveway provides off-road parking for two vehicles, leading to a characterful facade that reflects the property's heritage. The entrance porch welcomes you in - a practical space for coats and shoes - before opening into a wide and inviting hallway that sets the tone for the space and style that follows.

To the front of the property is the elegant living room, where a large bay window allows natural light to pour in. The feature fireplace adds warmth and character, while double glass-panelled doors create a sense of flow, leading through to the spectacular heart of the home - the open-plan kitchen and dining room.

This area has been carefully designed to suit the needs of modern family life and entertaining. The kitchen boasts a contemporary finish with an abundance of storage provided by stylish blue cabinetry, complemented by solid wood worktops and classic white subway-tiled splashbacks. Premium built-in appliances include a seven-ring gas hob, double oven, and warming drawers, all centred around a large one-and-a-half

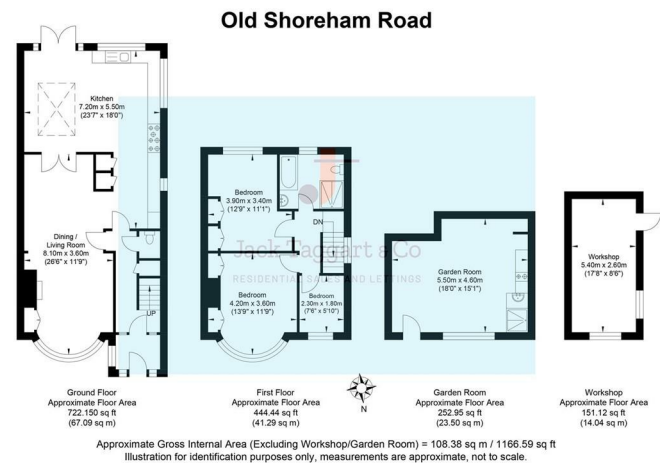
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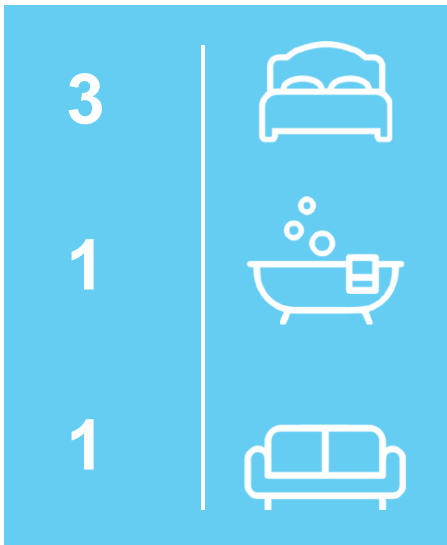
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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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