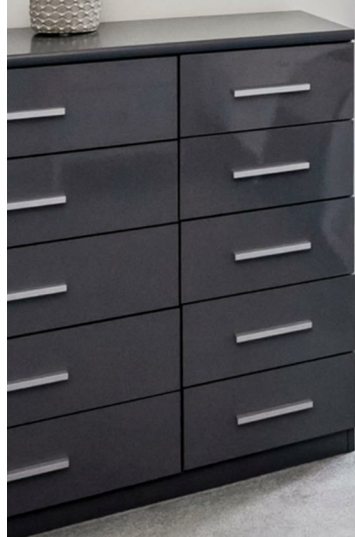
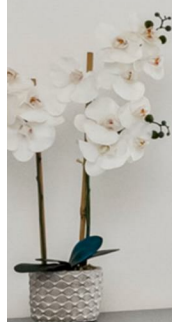




Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



£475,000

Riley Road
Brighton, BN2 4AG

PROPERTY SUMMARY

Jack Taggart & Co are delighted to present this beautifully styled and deceptively spacious three-bedroom terraced home, arranged over three floors and offering a perfect blend of character, modern living, and versatile space.

The ground floor has been thoughtfully opened up to create a bright and sociable kitchen/sitting/dining room, finished with sleek contemporary units, integrated appliances, and ample space for entertaining. Large doors lead directly out to the rear garden, seamlessly connecting indoor and outdoor living—ideal for summer evenings and hosting.

To the front of the property, a generous bay-fronted bedroom provides flexible accommodation, currently arranged as a stylish additional reception space. Upstairs, you'll find two well-proportioned double bedrooms, including a stunning principal room with feature bay window and an abundance of natural light. A modern family bathroom serves this floor, finished to a high standard with both bath and separate shower.

Externally, the property continues to impress. The rear garden has been designed for low maintenance and maximum enjoyment, featuring a decked seating area with awning, steps down to an artificial lawn, and a further entertaining space surrounded by mature greenery—creating a private and tranquil retreat in the heart of the city.

Further benefits include a useful lower ground floor storage area, ideal for bikes or additional storage, and the property's excellent presentation throughout means it is ready to move straight into.

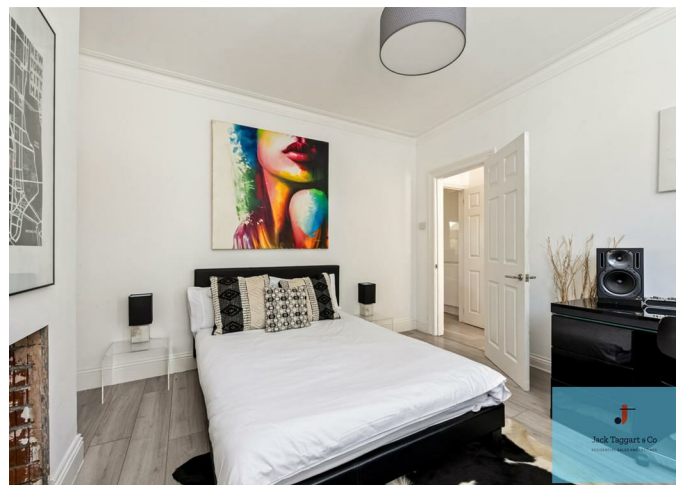
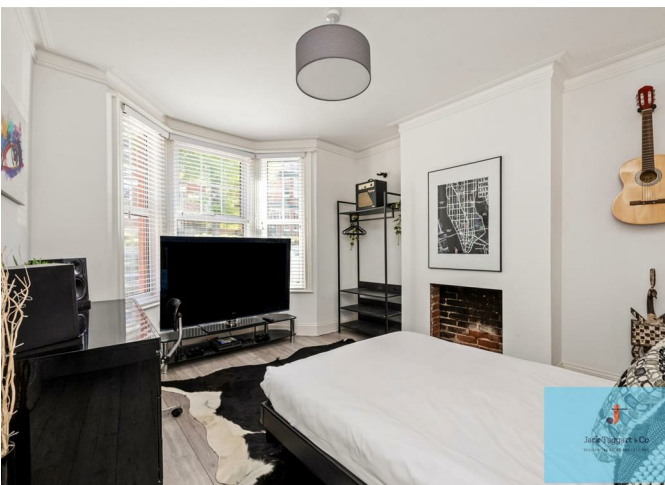
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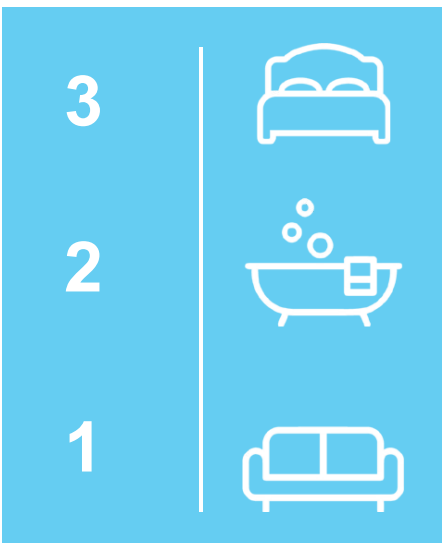
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales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