



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

PRICE GUIDE

£400,000 - £450,000

Dukes Lane

Brighton, BN1 1BG



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PROPERTY SUMMARY

GUIDE PRICE £400,000 -£450,000

Situated in the heart of Brighton's vibrant city centre, on the ever-popular Dukes Lane, this well-proportioned two-bedroom home offers bright and spacious accommodation arranged over two floors, ideal for first-time buyers or investors alike.

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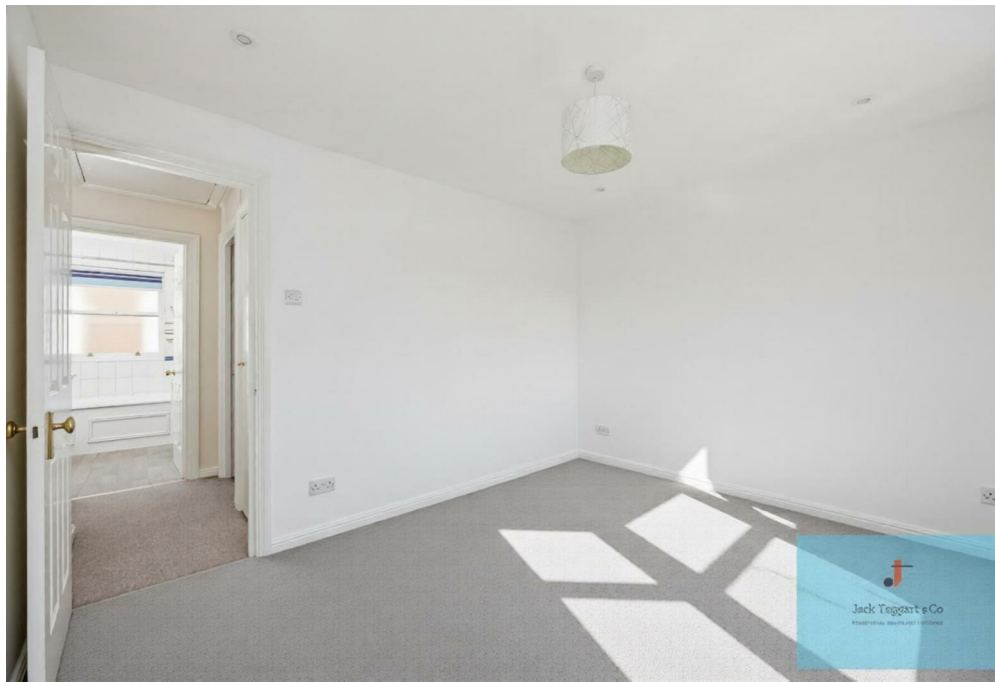


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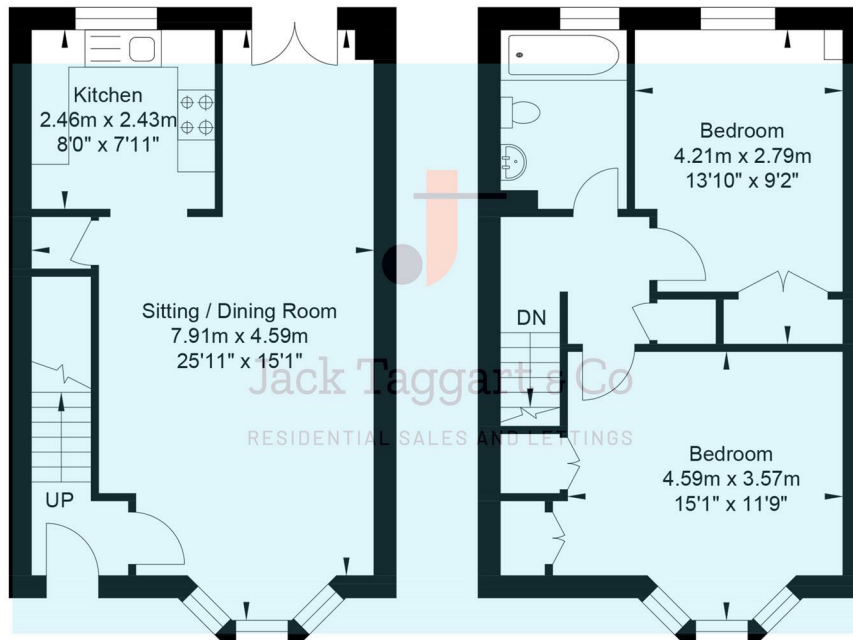


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Dukes Lane



Ground Floor
Approximate Floor Area
370.17 sq ft
(34.39 sq m)

First Floor
Approximate Floor Area
370.17 sq ft
(34.39 sq m)

Approximate Gross Internal Area = 68.78 sq m / 740.34 sq ft

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

LOCAL AUTHORITY

TENURE

Leasehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

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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