



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



**£325,000**  
**Totland Road**  
Brighton, BN2 3EP

## PROPERTY SUMMARY

\*\*\*GUIDE PRICE £300,000 - £325,000\*\*\* Charming Ground Floor Garden Flat in a Prime Brighton Location Tucked away on a peaceful, one-way street just off the ever-popular Elm Grove, this delightful two-bedroom ground floor flat offers the perfect blend of character, comfort, and convenience. Ideal for professionals, small families, or those seeking a serene retreat close to the heart of the city, this property is a true gem in one of Brighton's most sought-after residential pockets.

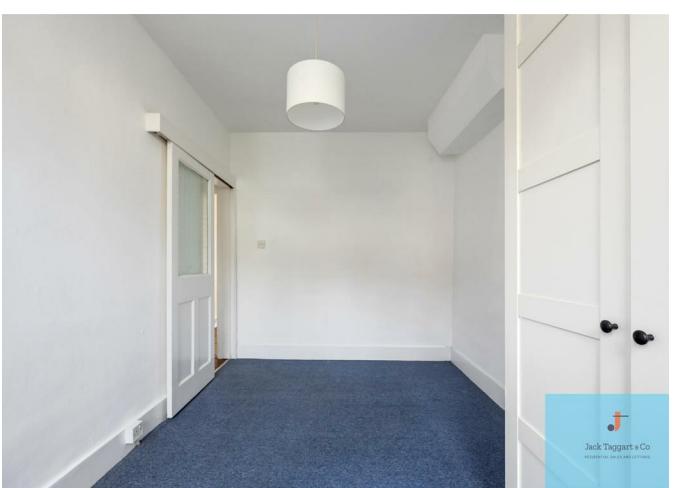
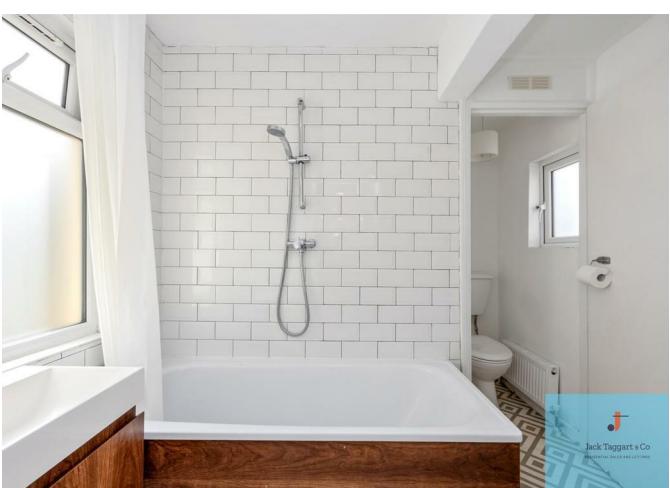
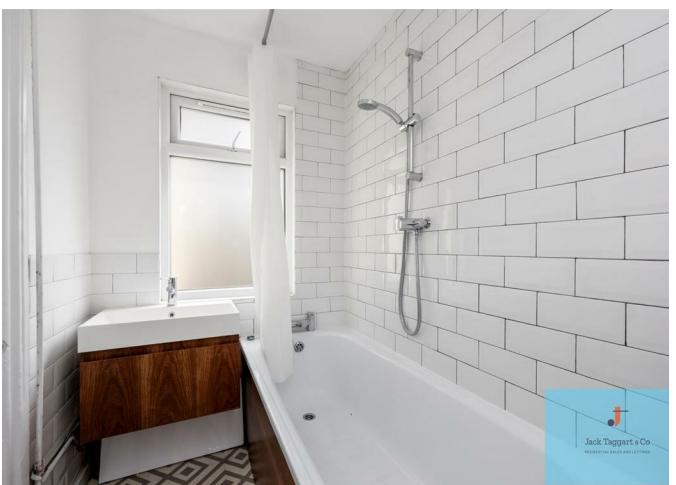
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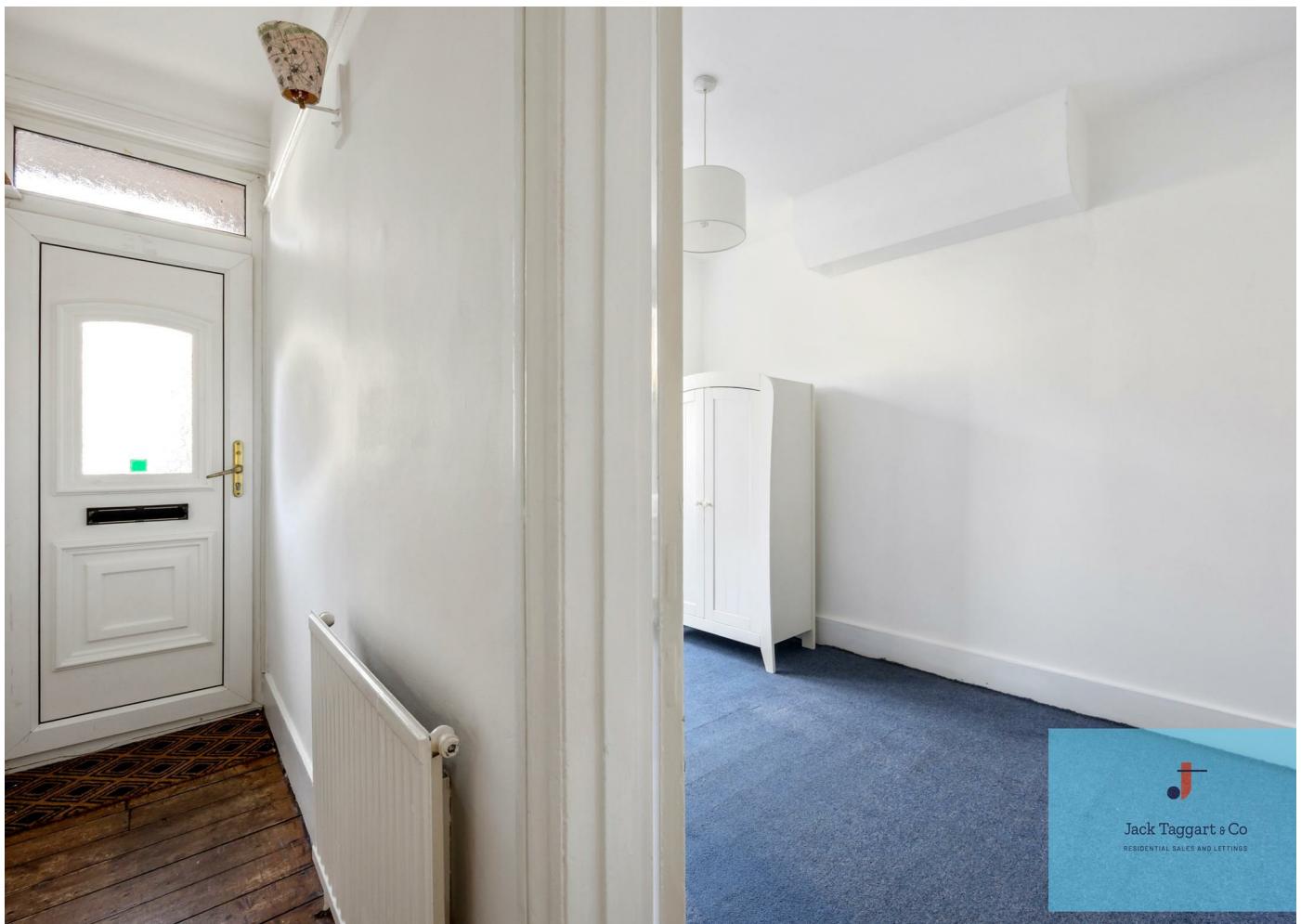


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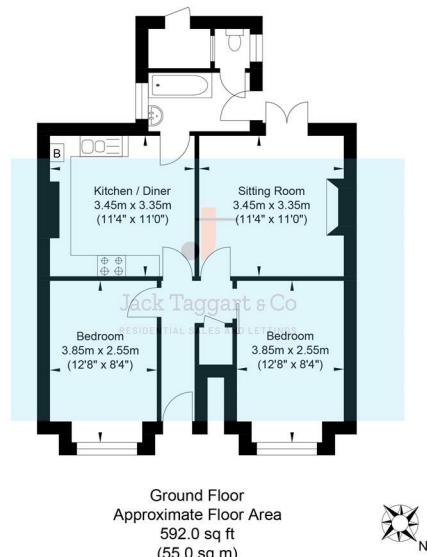
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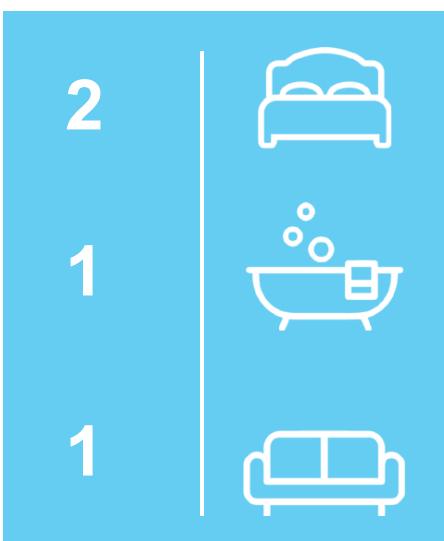




## Totland Road



Approximate Gross Internal Area = 592.0 sq m / 55.0 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)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(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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