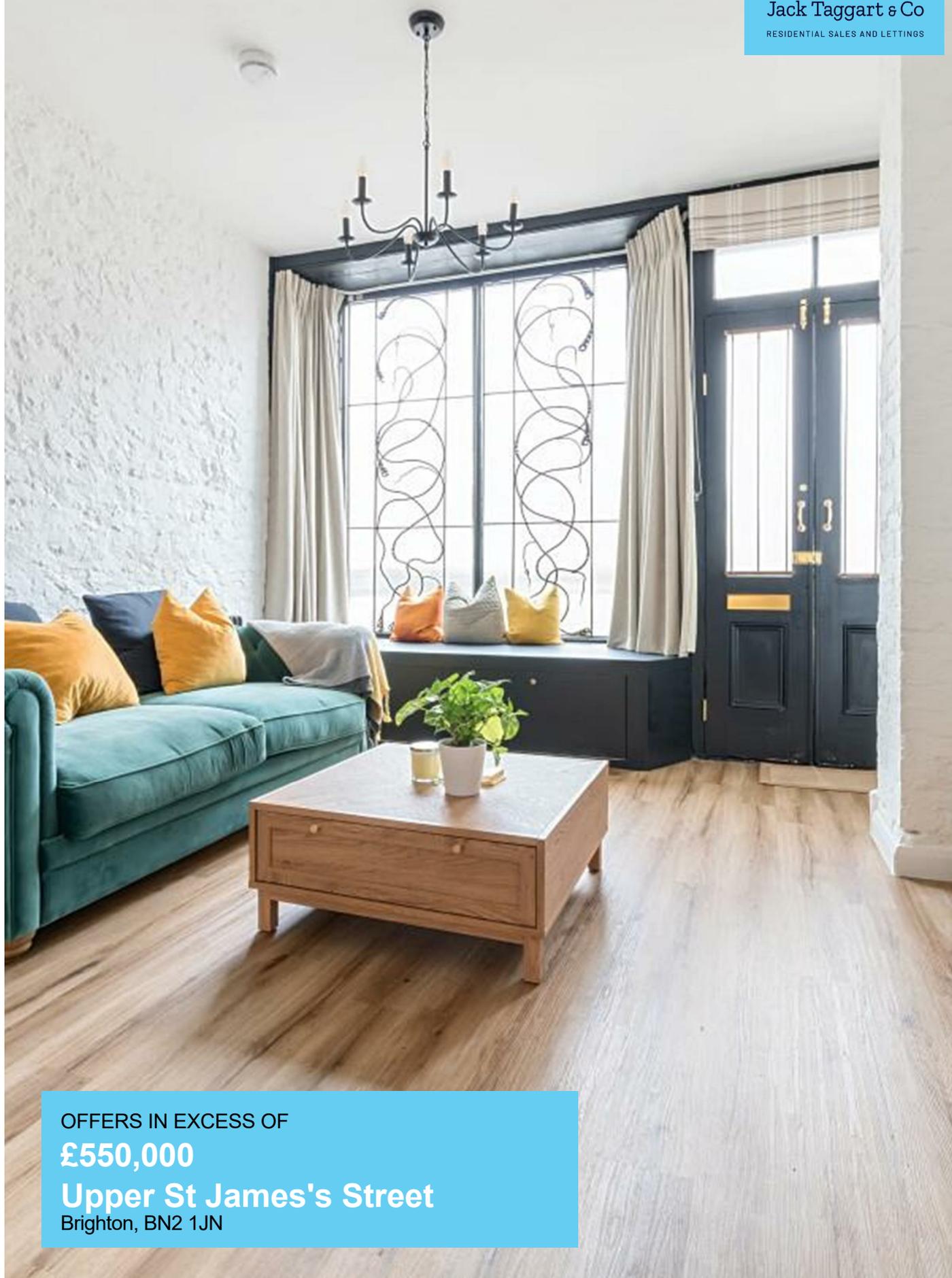




Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



OFFERS IN EXCESS OF

**£550,000**

**Upper St James's Street**

Brighton, BN2 1JN

## PROPERTY SUMMARY

Jack Taggart & Company Ltd are delighted to present to the market this gorgeous, newly refurbished Townhouse, just a stone's throw from the beach. Introducing Upper St James's Street, a rare chance to acquire one of the last freehold properties in the heart of vibrant Kemptown. This property showcases four double bedrooms, stylish kitchen diner, 25ft in length, and a unique living area, all set out beautifully over 5 floors. This property offers the ideal combination of sea and city. Only moments away from the beach and the popular Soho House, friendly shops and cafes, Amex, Royal Sussex County Hospital, and the famous Brighton College, not to mention easy access to the whole of Brighton & Hove on foot, 20 minute walk to Brighton Station, or by a wide range of transport links. You will certainly be spoilt for choice. Kemptown is a perfect place to entertain all ages, whether you like exploring its vibrant bars, restaurants and theatres or taking a short walk to Queens Park to enjoy a game of tennis or a coffee in the cafe.

The expansive living area, with high ceilings embracing the original shop frontage with stunning iron features and opaque glass allowing maximum light into the property while maintaining optimum privacy. This elegant space provides a spacious layout, stretching to 23ft in length, and a homely feel with feature fireplace, wood effect flooring, functional built-in shelves, and clean white walls throughout.

The substantial kitchen / dining area has a welcoming atmosphere, a complete space for entertaining all year round. This kitchen / diner benefits from a blend of spacious countertops and an island, state-of-the-art appliances, airy dining area, feature fireplace, and bespoke cupboards all completed with high-end finishes. Just off the kitchen is your south-facing patio, perfect for a cosy alfresco dining.

The master bedroom, on the first floor, is a relaxing sanctuary being the only bedroom on this floor, with its huge sash window and original fir

4



2



2







4

2

2

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            | 90        |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | 72                         |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <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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