



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



PRICE GUIDE

**£325,000**

**New England Road**

Brighton, BN1 3TU

## PROPERTY SUMMARY

GUIDE PRICE £325,000 - £350,000

Jack Taggart & Co are delighted to offer this well-presented and generously proportioned two-bedroom maisonette, arranged over the ground and first floors of an attractive period property on New England Road. Extending to approximately 883 sq ft, the accommodation offers a fantastic balance of character, space and flexibility. The first floor is home to a bright and spacious lounge, centred around a large bay window with plantation shutters, which fills the room with natural light. Original stripped wooden floorboards and fitted shelving add warmth and character, while there is ample room for both comfortable seating and a dining area.

The separate kitchen is well arranged with a range of white wall and base units, solid wood worktops, tiled splashbacks and space for appliances. A large window overlooks the rear, creating a bright and practical space for everyday cooking.

On the ground floor are two good-sized bedrooms. The principal bedroom benefits from a bay window and extensive fitted mirrored wardrobes, while the second bedroom is a versatile space, ideal as a child's room, guest bedroom or home office. Completing the accommodation is a spacious bathroom, fitted with a freestanding bath, separate walk-in shower, wash basin, WC and heated towel rails.

New England Road is ideally positioned for easy access to Brighton city centre, Brighton Station, Preston Park and the ever-popular Seven Dials, with a wide range of independent shops, cafés, restaurants and transport links close by. An excellent opportunity for first-time buyers, young families or investors seeking a characterful home in a convenient central location.

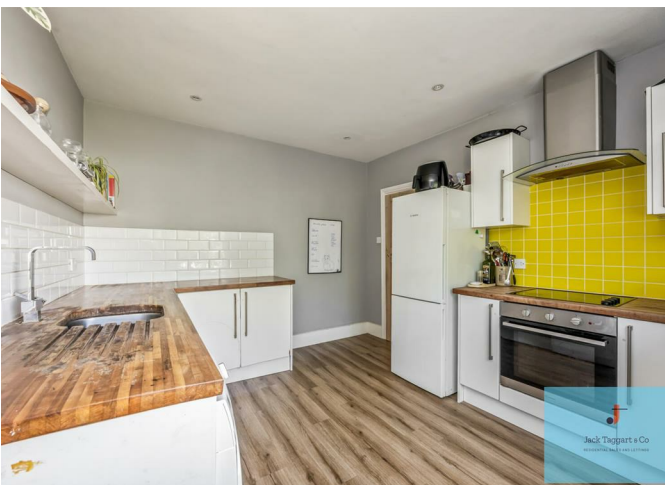
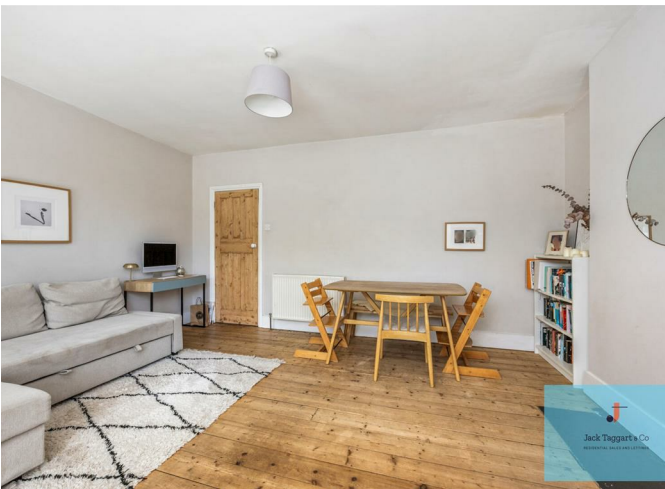
2



1



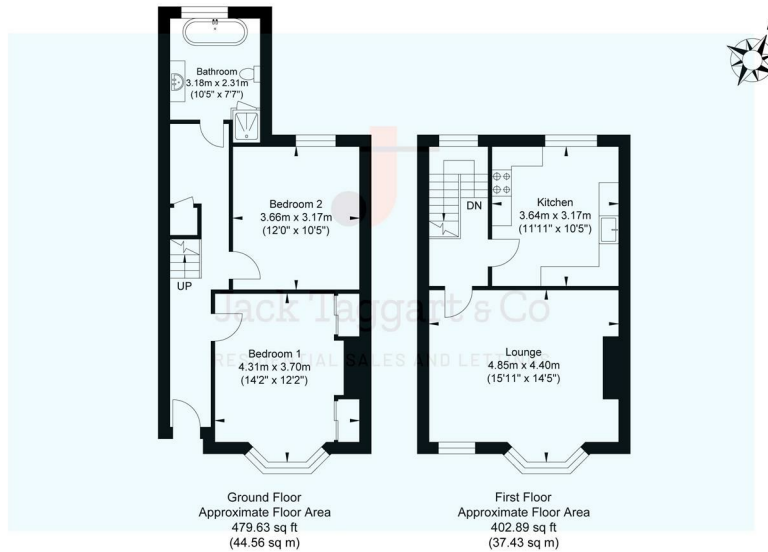
1







### New England Road



2  
1  
1

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

**Jack Taggart & Co**  
RESIDENTIAL SALES AND LETTINGS

**OFFICE ADDRESS**  
55 Queen Victoria Avenue  
BN3 6XA

**OFFICE DETAILS**  
01273 974929  
sales@jacktaggart.co.uk