



Jack Taggart & Co  
RESIDENTIAL SALES AND LETTINGS



**£300,000**

**Courtenay Terrace**

Hove, BN3 2WF

## PROPERTY SUMMARY

GUIDE PRICE £300,000 - £325,000

Jack Taggart & Co are delighted to present this beautifully styled lower ground floor apartment, positioned within the landmark Grade II listed Courtenay Towers on Brighton & Hove's iconic seafront.

Accessed via its own private entrance, this unique home perfectly blends period charm with contemporary styling throughout. The accommodation comprises a welcoming entrance lobby with useful storage, a spacious open-plan dining area, separate sitting room/snug and a modern fitted kitchen with integrated appliances and quality worktops.

A standout feature of the property is the impressive vaulted room with curved ceilings, statement décor and contemporary tiled flooring, offering a versatile additional living space full of character. The apartment further benefits from a stylish modern bathroom complete with sleek tiling, fitted storage and a full-sized bath with shower over.

The bedroom is beautifully presented with fitted mirrored wardrobes, wood flooring and elegant décor, while the property as a whole offers a fantastic balance of character features and modern finishes.

Externally, the apartment enjoys a private courtyard patio, ideal for al-fresco dining or entertaining, along with a useful shared storage cupboard located directly outside the entrance.

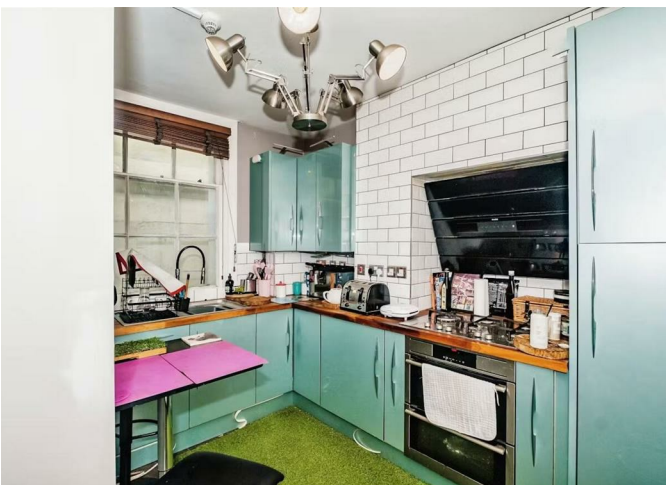
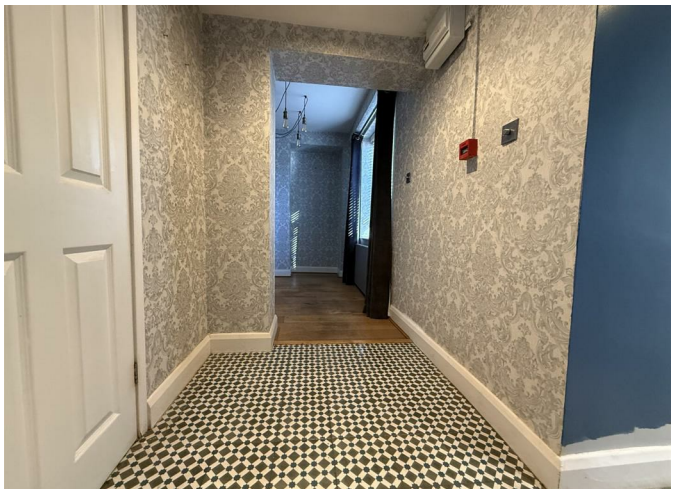
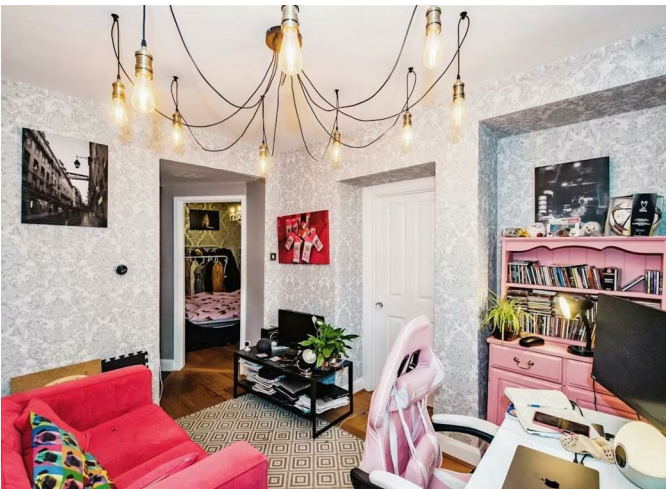
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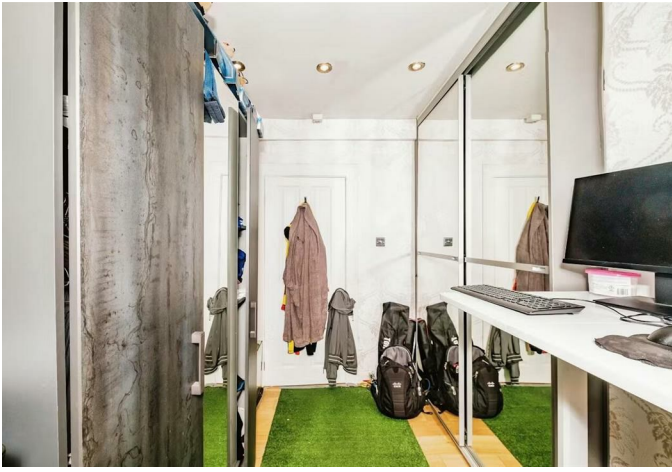
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Total floor area 69.4 m<sup>2</sup> (747 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



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>	61	
(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



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