



Jack Taggart & Co  
RESIDENTIAL SALES AND LETTINGS



PRICE GUIDE

**£300,000**

**Marshalls Row**

Brighton, BN1 4JU

## PROPERTY SUMMARY

GUIDE PRICE £300,000 - £325,000

Jack Taggart & Co are delighted to present this unique and characterful two-bedroom maisonette, ideally positioned in the heart of Brighton's vibrant North Laine district, moments from Brighton Station, the seafront and an array of independent cafés, restaurants and shops. Tucked away within the ever-popular Marshalls Row, this deceptively spacious home offers approximately 617 sq ft of versatile accommodation arranged over two floors, combining contemporary styling with an abundance of charm and original character features throughout.

The property benefits from its own private entrance and comprises a modern fitted kitchen with sleek gloss units and integrated appliances, a generous dining area and an impressive living room featuring dark wood flooring, high ceilings and striking feature fireplaces, creating a warm and inviting entertaining space.

Upstairs, there are two well-proportioned double bedrooms, both offering excellent natural light and character detailing, alongside a stylish family bathroom complete with a freestanding claw-foot bath, rainfall shower and elegant metro tiling. In addition, the property benefits from a further study/dressing room which could suit a variety of uses including a home office, nursery or occasional guest space.

Situated within Brighton's iconic Open Market area, the property enjoys an enviable central location while still offering a tucked-away and peaceful feel. This would make an ideal first-time purchase, Brighton bolthole or investment opportunity. Early viewing is highly recommended.

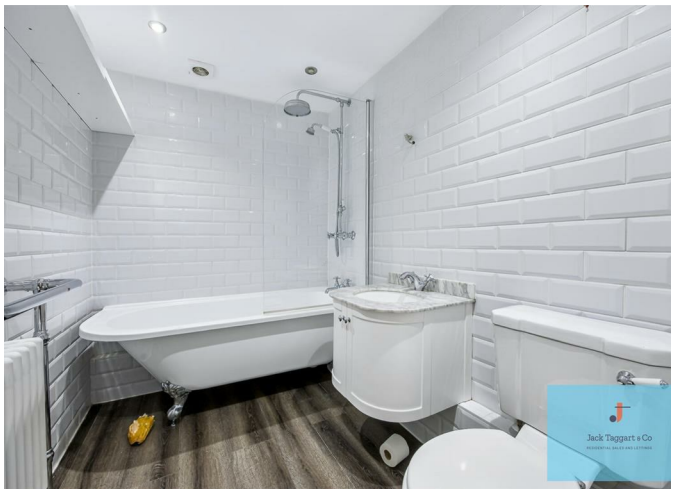
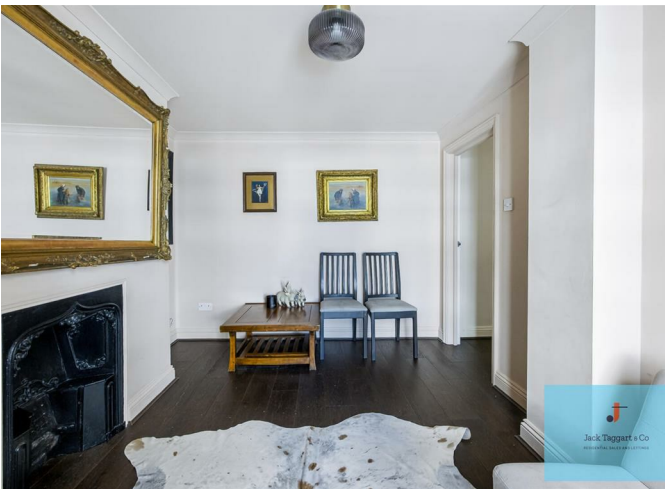
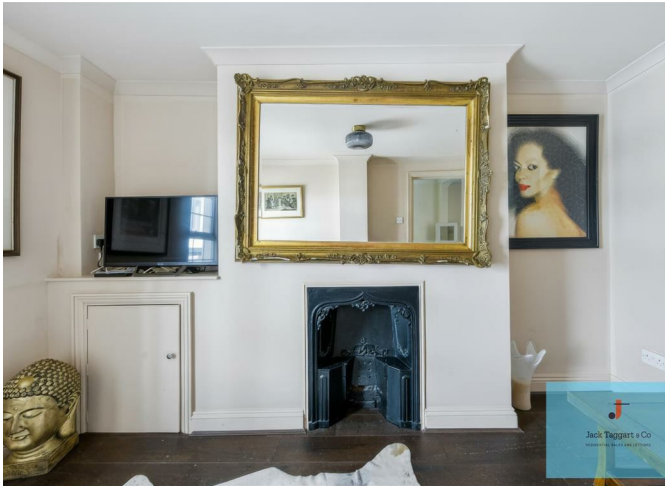
2



1



2







### Marshalls Row



Approximate Gross Internal Area = 57.31 sq m / 616.87 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

2 |

1 |

2 |

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

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