



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



£350,000

Monarchs View

Brighton, BN41 2QG

PROPERTY SUMMARY

Nestled in a spacious and quiet cul-de-sac just off Mile Oak Road in the ever-popular area of Portlade, this beautifully presented modern terraced house is a true hidden gem. Built in 2006, the property offers an impressive 995 sq ft of living space, combining contemporary design with everyday practicality-making it the perfect choice for families, first-time buyers, or anyone looking to enjoy a comfortable and stylish home in a desirable residential location.

As you arrive, you're greeted by a smartly maintained frontage and the convenience of a private off-road parking space, ensuring ease at the end of a busy day. Step inside, and you're welcomed by a spacious entrance hall that sets the tone for the rest of the home-bright, airy, and thoughtfully laid out.

To the rear of the property, you'll find a generous living and dining area, filled with natural light thanks to large windows and doors that overlook the rear garden. This versatile space is ideal for relaxing with family, hosting guests, or enjoying a quiet evening in. With direct access to the garden, it's a seamless blend of indoor-outdoor living-perfect for warm summer days.

The kitchen, positioned at the front of the home, has been recently upgraded and is as stylish as it is functional. It features a range of contemporary wall and base units offering ample storage, a four-ring gas hob with electric oven, and space for additional appliances. Whether you're cooking for one or preparing a family meal, this kitchen is designed to make life easier and more enjoyable.

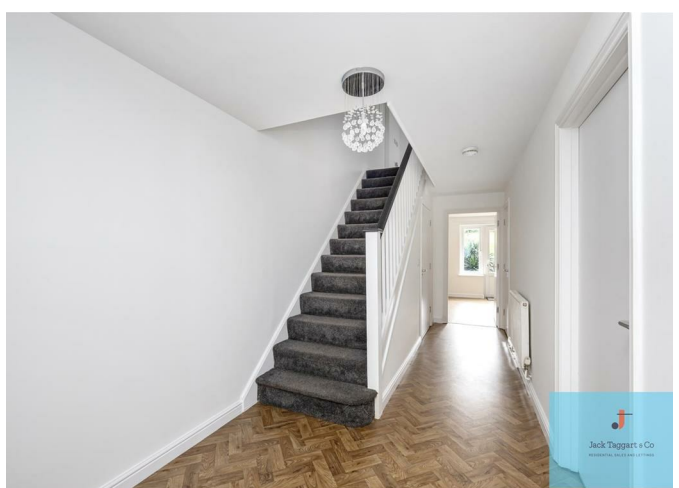
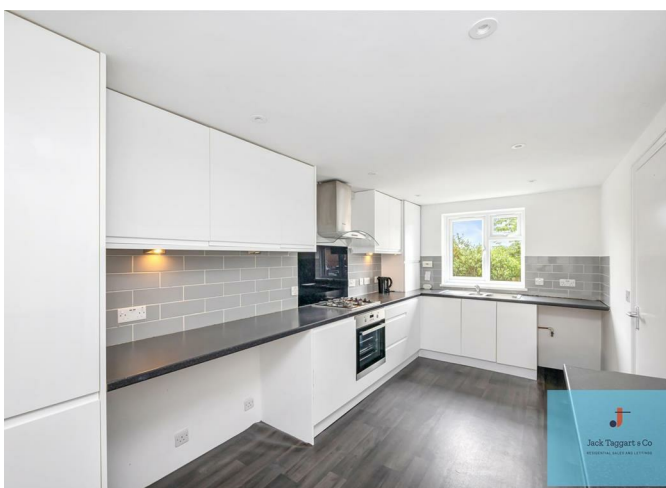
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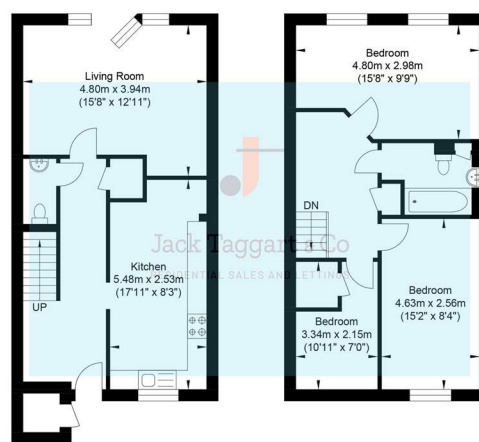
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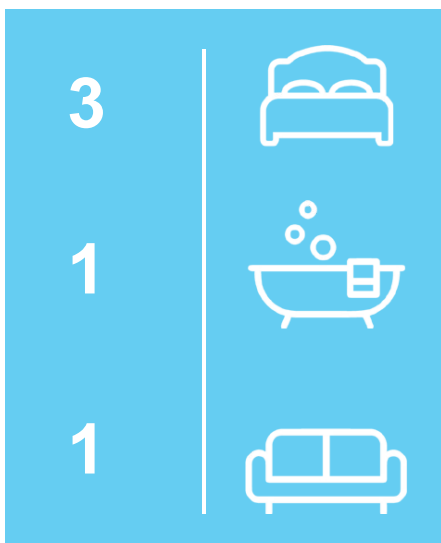
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Ground Floor
Approximate Floor Area
503.75 sq ft
(46.80 sq m)

First Floor
Approximate Floor Area
491.91 sq ft
(45.70 sq m)

Approximate Gross Internal Area = 92.5 sq m / 995.66 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		
(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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