



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



OFFERS IN EXCESS OF

£325,000

Croft Drive

Brighton, BN41 2HS



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PROPERTY SUMMARY

This stunning family home, beautifully presented and ideally located at the end of a peaceful cul-de-sac, offers the perfect balance of modern living and convenience. Situated in the sought-after residential area of Portslade, this property is just a short walk from local shops, highly regarded schools, and the green spaces of Mile Oak Recreational Ground. The charming Portslade Old Village is nearby, while the vibrant town centre, with its wide selection of shops and mainline railway station, is also easily accessible. The property is well presented throughout giving it a contemporary and stylish feel that flows throughout the property. Upon entering, you'll find a welcoming separate lounge at the front, providing a comfortable and cosy space to relax. To the rear, the open-plan kitchen and dining area creates a bright, airy atmosphere, with a rear door opening directly onto the garden—ideal for those who love indoor-outdoor living. The kitchen itself is modern and well-equipped with full size fridge freezer, washing machine, integrated dishwasher, gas hob and electric oven. Matt grey wall and base units and with ample space for dining, making it perfect for entertaining friends and family. Upstairs, the property offers two good-sized bedrooms, both filled with natural light, and a well-appointed family bathroom. The layout is ideal for those looking for a practical yet stylish home. Outside, the rear garden has been thoughtfully landscaped with a mix of paving, artificial lawn, and raised flower and shrub beds, creating a low-maintenance yet attractive space to enjoy.

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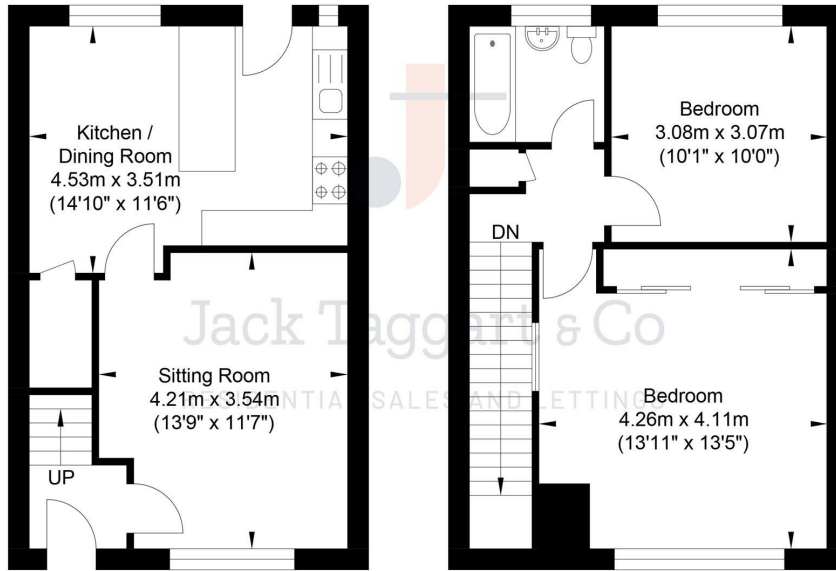


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Croft Drive



Ground Floor
Approximate Floor Area
362.31 sq ft
(33.66 sq m)



First Floor
Approximate Floor Area
407.84 sq ft
(37.89 sq m)

Approximate Gross Internal Area = 71.55 sq m / 770.15 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	
(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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