



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

PRICE GUIDE

**£550,000**

**Barn Rise**

Brighton, BN1 5EE



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## PROPERTY SUMMARY

GUIDE PRICE £550,000 - £600,000

Jack Taggart & Co are delighted to present this substantial detached family home, positioned in an elevated and highly sought-after residential location, offering exceptional potential and far-reaching green outlooks. This is a rare opportunity to acquire a home that has been lovingly owned but now presents the perfect canvas for modernisation and value enhancement. Set across two floors with generous proportions throughout, the property offers fantastic versatility for a growing family or those looking to create their ideal long-term home.

The ground floor comprises a spacious living room to the front, flooded with natural light from a large bay window and enjoying elevated views across open green space. There is a separate dining room to the rear with direct access out to the garden, alongside a fitted kitchen and additional study, offering flexible living arrangements.

Upstairs, the property provides well-proportioned bedrooms, including a generous principal room with elevated outlooks, as well as a family bathroom and additional shower room.

Externally, the property truly stands out. To the rear is a mature, tiered garden offering a high degree of privacy, surrounded by established greenery and with huge potential to landscape into a stunning outdoor space. To the front, the property benefits from off-street parking and a garage.

The position is a key selling point — overlooking attractive open green space and set within a quiet residential road, yet still within easy reach of local amenities, transport links, and well-regarded schools.

Properties of this size, plot, and potential are rarely available — viewing is highly recommended to fully appreciate what is on offer.

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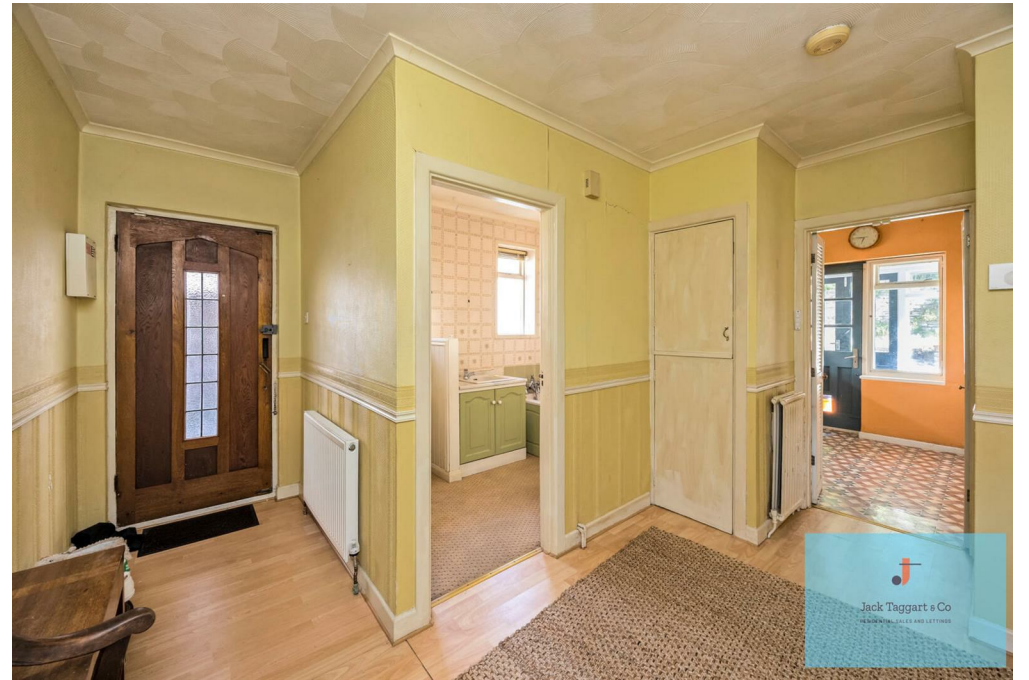
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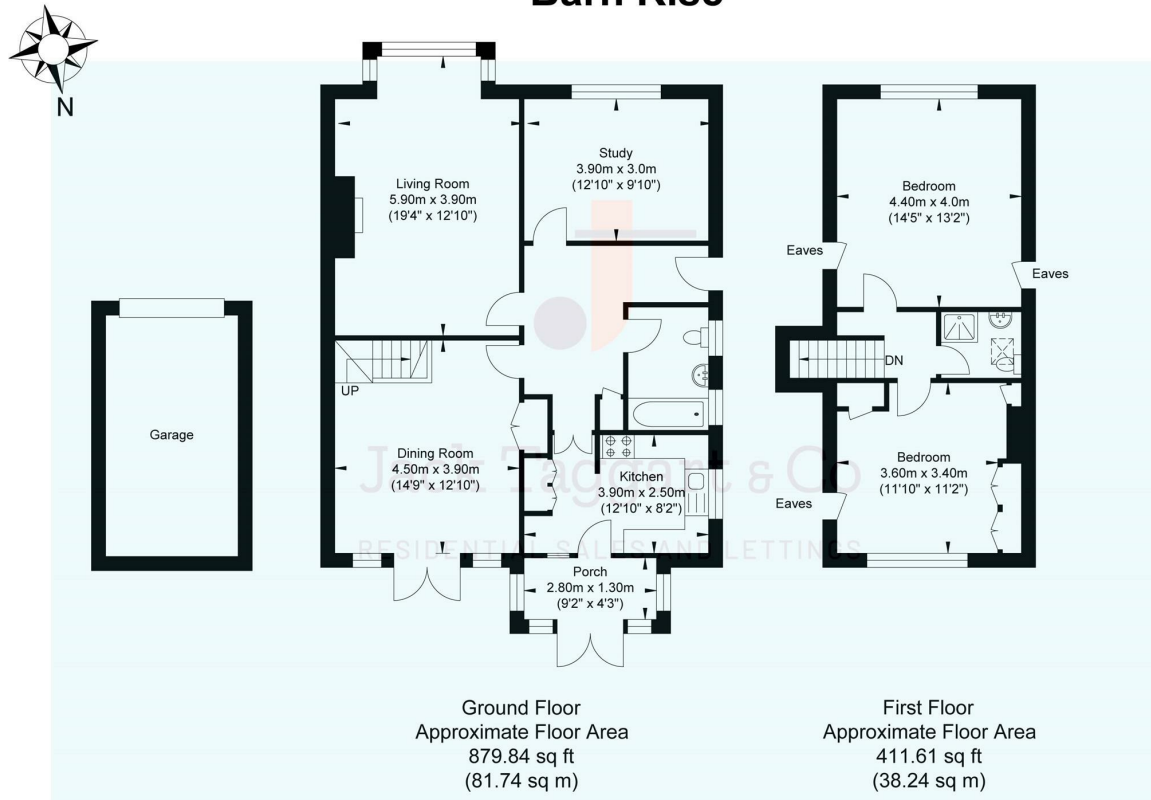
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## Barn Rise



Approximate Gross Internal Area = 119.98 sq m / 1291.45 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

**LOCAL AUTHORITY**

**TENURE**

Freehold

**COUNCIL TAX BAND**

E

**VIEWINGS**

By prior appointment only

| 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<br>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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### OFFICE DETAILS

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