



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

OFFERS IN EXCESS OF

£425,000

Reeves Hill

Brighton, BN1 9AS

PROPERTY SUMMARY

We are pleased to offer you this spacious four double bedroom house situated in the popular Reeves Hill, Coldean.

This popular location is near all local amenities, has easy transport links into central Brighton and Hove. Nearby is direct access to the A27 with so ideal for anyone commuting in and out of the city.

This well proportioned four double bedroom semi detached house renovated by the current owners when purchased is set out over three floors. Through the porch on the ground floor is a large living room, dining room or fourth bedroom and a separate kitchen with all household appliances.

Upstairs are two more double bedrooms and a modern fitted bathroom. The lower converted by the current owners is a bedroom and en suite shower, this part of the house is separate ideal for additional income if you wanted to rent this room out.

The front and back gardens are partially lawned and the unique position of the house gives you views across Coldean and the South Downs.

This property also benefits from a self contained office situated in the garden which is perfect for anyone that works from home. The property benefits from double glazing/ gas central heating throughout and is being sold with NO ONWARD CHAIN.

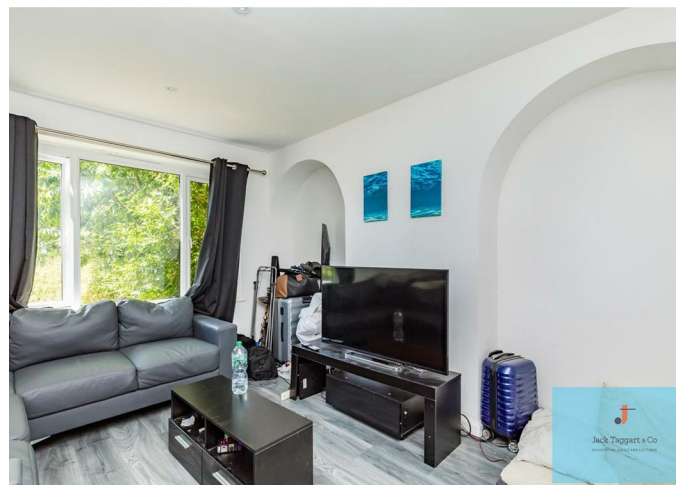
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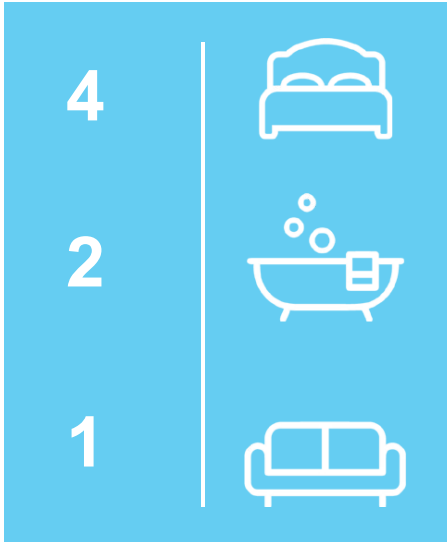
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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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