



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



OFFERS IN EXCESS OF

**£275,000**

**Chatsworth Road**

Brighton, BN1 5DB

## PROPERTY SUMMARY

Discover this stunning first-floor flat nestled in the vibrant heart of Central Brighton, an ideal home or smart investment opportunity. From the moment you step inside, you'll appreciate the thoughtfully designed interior that combines comfort, style, and practicality. The spacious, chain-free living area provides an inviting atmosphere perfect for relaxing or entertaining guests, with large windows that flood the room with natural light. One of the standout features of this charming property is its west-facing balcony, offering a private outdoor space where you can unwind with your morning coffee while basking in the early sunlight or enjoy a glass of wine as the sun sets over the city skyline. The balcony provides a wonderful extension of the living space, ideal for alfresco dining or simply soaking up the lively Brighton atmosphere. The flat boasts a generously sized double bedroom that provides ample space for rest and relaxation, complemented by a large, modern bathroom that is presented in excellent condition. Every detail has been carefully maintained, ensuring the property is move-in ready and highlights its superb condition. Located within walking distance of Brighton Station, this property offers exceptional convenience for commuters and travelers alike. The bustling city centre is just moments away, giving you easy access to a wide array of local amenities, including boutique shops, cafes, restaurants, cultural attractions, and entertainment venues. Whether you're seeking a lively city lifestyle or a peaceful retreat, this location provides the best of both worlds. This property truly stands out as a prime opportunity in Brighton's competitive market. Whether you're looking for a comfortable home in a prime location or a lucrative investment, this flat ticks all the boxes. Its desirable position, excellent condition, and charming features make it a standout choice.

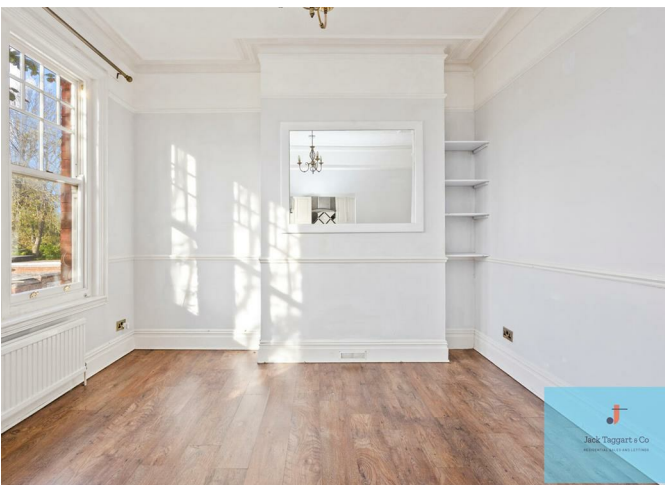
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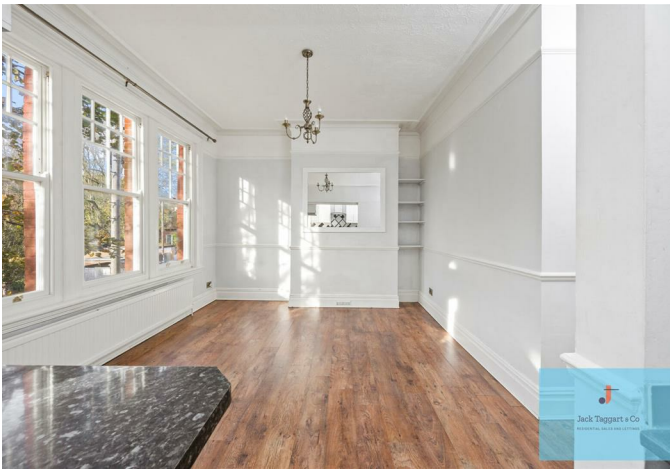
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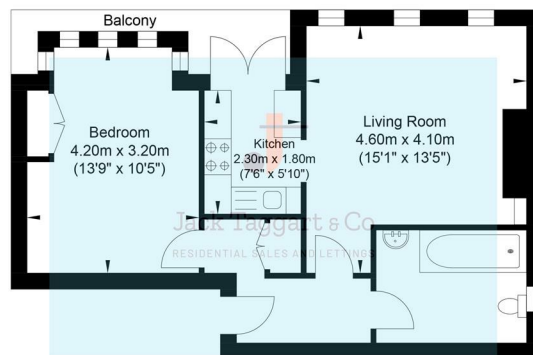
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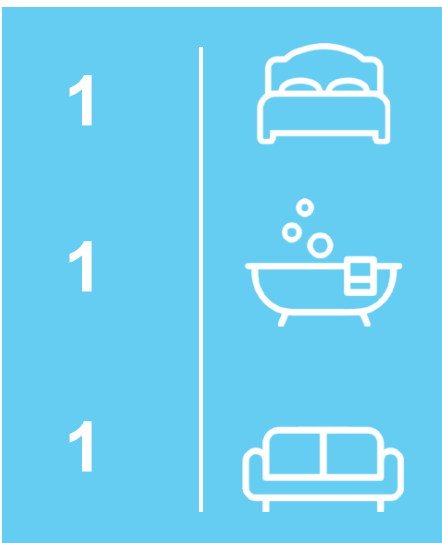


## Chatsworth Road



First Floor  
 Approximate Floor Area  
 487.82 sq ft  
 (45.32 sq m)

Approximate Gross Internal Area = 45.32 sq m / 487.82 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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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