



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



OFFERS IN EXCESS OF
£1,100,000
Castle Street
Brighton, BN1 2HD

PROPERTY SUMMARY

Jack Taggart & Co are delighted to offer you this unique spacious warehouse style property spanning almost 1,600 sq ft, situated in the sought after Castle street which is centrally located within walking distance of shops, bars, cafes, restaurants and Brighton's mainline train station.

This superb house, like no other features two well proportioned double sized bedrooms, two bathrooms & a large integral garage, providing secure parking and additional storage space. Perfect for those who appreciate the convenience of city living without compromising on practicality.

Embrace the modern lifestyle with a spacious open-plan design 19ft x 18ft that seamlessly connects the living, dining, and kitchen areas perfect for entertaining.

Natural light floods the interiors, creating a bright and welcoming atmosphere. Take advantage of the close proximity to the stunning Brighton seafront only moments away. Enjoy relaxing walks along the beach, breathtaking sea views, and the lively atmosphere of one of the most iconic coastal areas in the UK.

Vendor already suited with onward purchase. Viewing highly recommended.

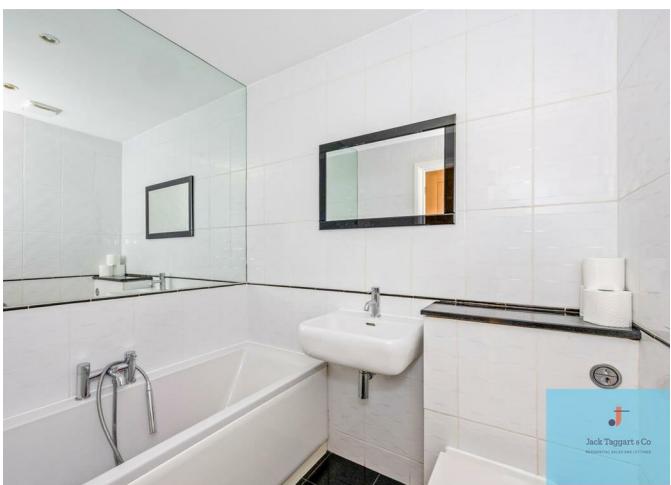
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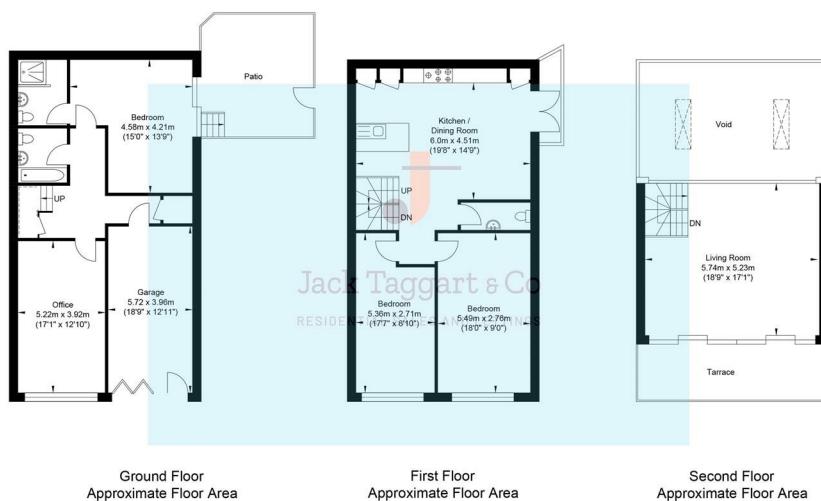


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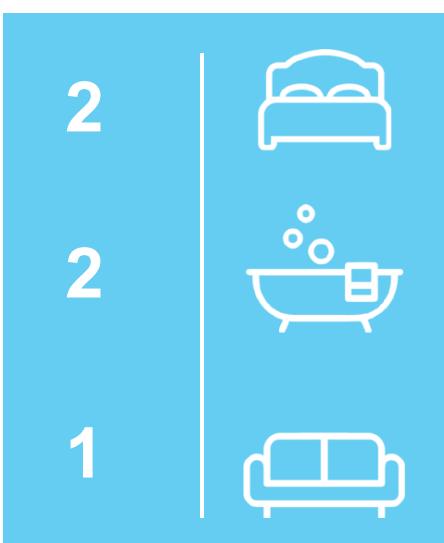


Ground Floor
Approximate Floor Area
739.48 sq ft
(68.70 sq m)

First Floor
Approximate Floor Area
739.48 sq ft
(68.70 sq m)

Second Floor
Approximate Floor Area
337.77 sq ft
(31.38 sq m)

Approximate Gross Internal Area (Including Garage / Excluding Terrace & Void) = 168.78 sq m / 1816.73 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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OFFICE ADDRESS
55 Queen Victoria
Avenue
BN3 6XA

OFFICE DETAILS
01273 974929
sales@jacktaggart.co.uk