

Jack Taggart & Co

RESIDENTIAL SALES

**RUSTINGTON ROAD, BN1 8DQ**

**£400,000**

# RUSTINGTON ROAD, BN1 8DQ

Jack Taggart & Co are pleased to be offering this well sized three bedroom home. Rustington Road is located in the popular residential area in Patcham. A handy parade of shops, cafes and pubs are a short walk including all local amenities. Highly favourable Local schools are close by with Patcham high school and Carden primary school both within walking distance making it the ideal location for a family. Transport links are also very good with buses running regularly off Carden Avenue taking you into and around central Brighton. Preston Park railway station is close by providing commuter links and Close by is the A27 taking you out onto the London Road.

This property offers a vast front and back garden and unrestricted parking on this quiet cul-de-sac. As you enter the property you are met with a handy porch, great for storing coats, shoes and bags; this leading on through the hallway in the the spacious open planned living/dining room, designed with a unique shape to assist with compartmentalising the dining space from the lounge, there are two huge double glazed windows, creating a stream of natural light throughout the day.

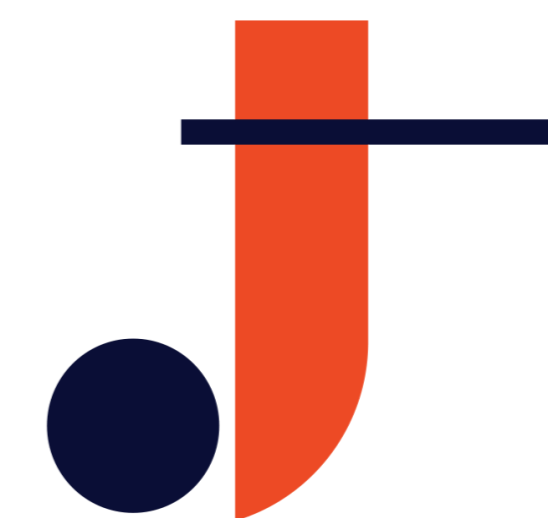
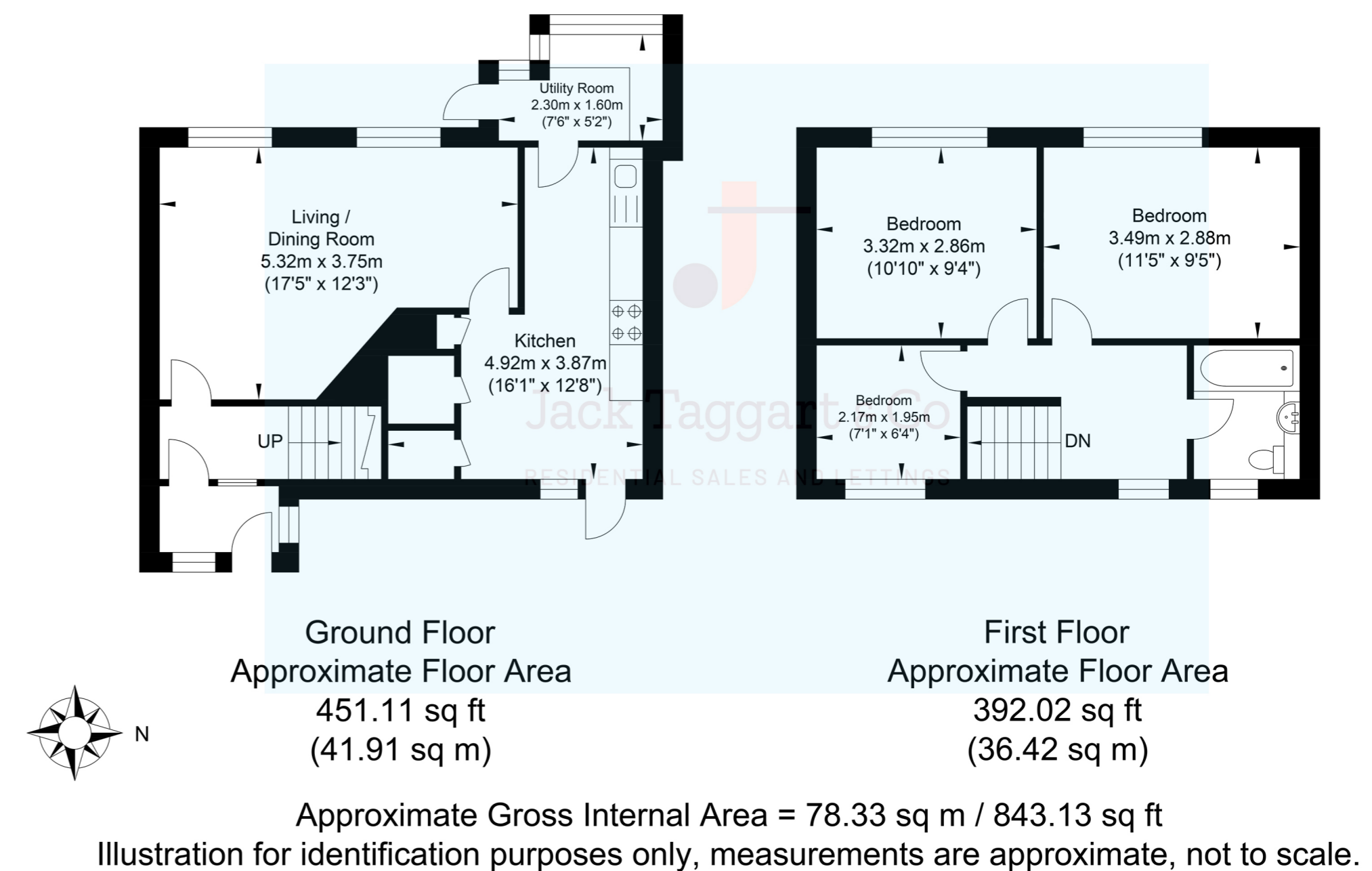
The kitchen has been completely renovated with a clean and sleek design. It features white cabinets with black accent handles and wooden countertops. The simple backsplash adds to the bright and airy feel. The kitchen benefits from lots of natural light from the patio door that leads to the serene garden. Round the corner we have a separate utility room. Whether you're a seasoned chef or just love to cook, this kitchen is designed to inspire and delight.

Discover the perfect blend of comfort and style in these three spacious double rooms. Each room is designed to offer a inviting atmosphere, making them ideal for relaxation and rest. The rooms are fitted with plush grey carpets that add a touch of elegance and warmth underfoot. Large windows in each room allow for an abundance of natural light to flood the space, creating a bright and airy environment.

Step into this beautifully designed modern bathroom, where elegance meets functionality. The bathroom features light grey tiled walls that create a serene and sophisticated atmosphere. The centrepiece is a pristine white deep seated bathtub with a sleek glass shower partition and a wall-mounted shower head, offering both luxury and convenient.

Moving onto the beautifully maintained garden, a perfect blend of nature and elegance. The garden features a neatly trimmed lawn that provides a green backdrop for outdoor activities and relaxation. This outdoor space is designed to be both functional and aesthetically pleasing, offering a serene environment for you to enjoy. Whether you're hosting a summer barbecue or simply unwinding with a book, this garden provides the ideal setting.

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