

Jack Taggart & Co

RESIDENTIAL SALES

WALDEGRAVE ROAD, BN1 6GE

£1,200,000



# WALDEGRAVE ROAD, BN1 6GE

Waldegrave Road is positioned in the heart of Brighton's 'Golden Triangle.' Situated on one of the most sought-out roads in Brighton, just off Preston Park, this property is only moments away from a wide range of amenities, award-winning pubs and multiple recreational areas, including Preston Park, the largest park in the city and offers an extensive number of facilities, including a velodrome. Waldegrave Road is also conveniently placed only 1 mile from Preston Park train station, which is directly links to London. You really can't beat this location!

Jack Taggart & Co are delighted to offer this luxurious and expansive four double bedroom, semi-detached Victorian property which includes two reception rooms, a spacious open plan kitchen and is split over three floors. This family home would offer an exquisite living experience in an ideal location.

As you arrive at this property, the Victorian features instantly draw you in. The meticulously maintained front garden is only a bonus, with side access to the back garden.

As you enter this stunning home, you can instantly see the impeccable renovations that have taken place. The light and airy entry way is gracious and leads you to the front living area. The living space holds an elegant yet cosy feel, with a charming log-burner, sleek wooden flooring and grand bay that allow in a stream of natural light. As you follow through you are met with an additional reception room, this space is perfect as a dining area, office/ study or play-room, fitted with a cleverly designed desk and built in cabinets. The modern, stylish, open-plan kitchen has been gorgeously remodelled with fully integral appliances, with plenty of storage units. The kitchen has been designed in a timeless style, with a harmonious blend of wood, metal and all-white and an impressive sky light allowing the kitchen to be sun-kissed all day.

The kitchen boasts bespoke, bi-folding doors out to the attractively landscaped lawned garden, with patio space and an additional outbuilding, perfect for a chill-out area, outdoor bar or office, as the outbuilding has a hard-wired internet connection. It is an ideal oasis to enjoy your morning coffee in but also perfect for night-time entertainment There is also a W/C and storage area under the stairs.

The first floor comprises of three double bedrooms and an additional family bathroom with bath and over-head shower. The bright master suite has large bay windows, built in storage areas and ensuite shower room, all maintained to the highest standards.

As you continue to the top floor of this property, you're greeted with the fourth bedroom of this home. Positioned in a high-end loft conversion, this room is the perfect guest room with picturesque views over the city towards the sea.

This is a prized property in pristine condition and will not be on the market for long! An absolute must-see and a rare addition to the market, HIGHLY RECOMMEND VIEWINGS!

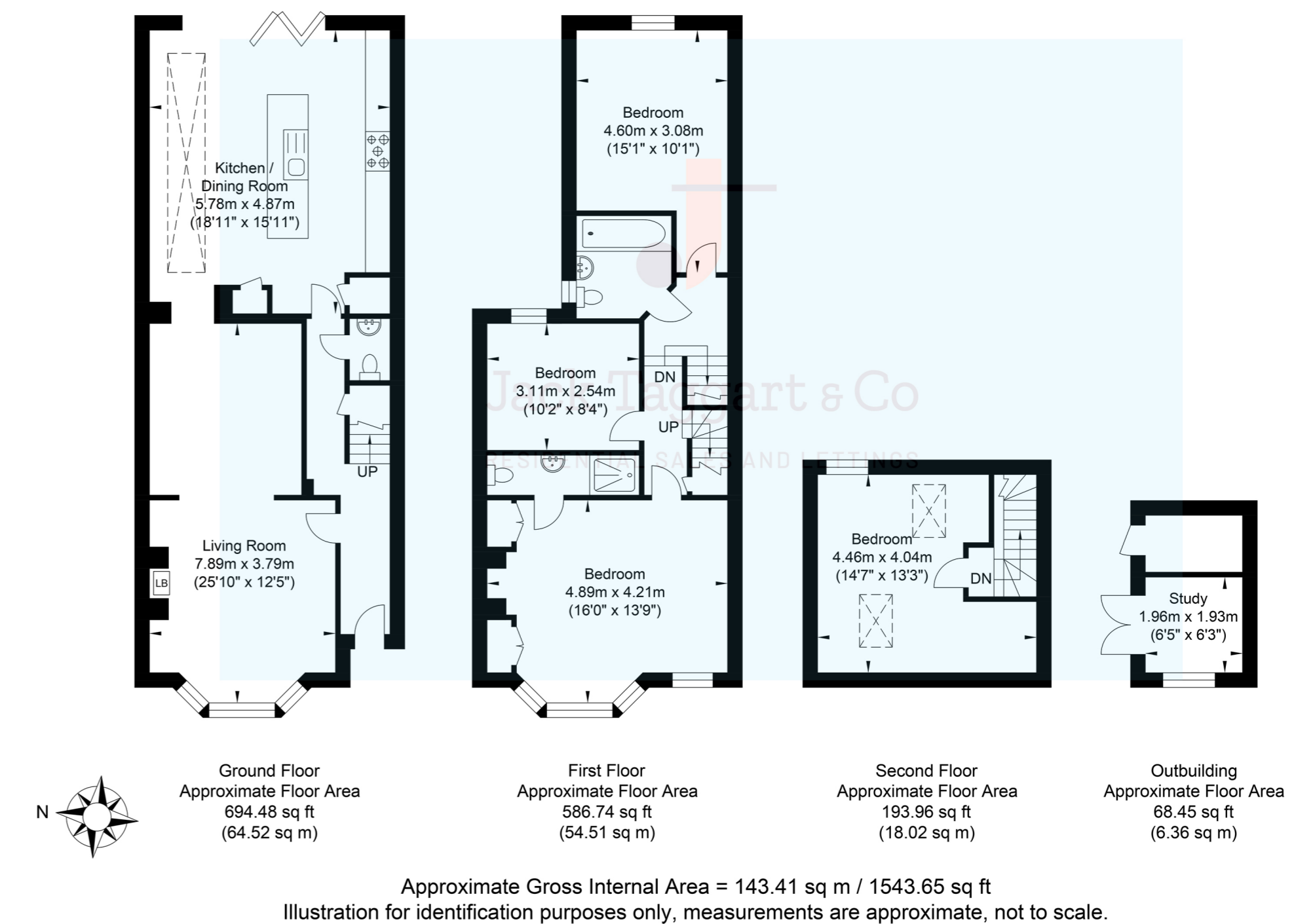
EPC TBC

\*\* PLEASE NOTE \*\*

The property is sold with Possessory Title due to lost property deeds.

The seller sells with the benefit of a Possessory Title Indemnity Policy covering the full property value

## Waldegrave Road



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