Jack Taggart & Co

RESIDENTIAL SALES

# BRAYPOOL LANE, PATCHAM, BN1 8ZH

# GUIDE PRICE £575,000

# BRAYPOOL LANE, PATCHAM, BN1 8ZH

Guide price £575,000 - £600,000

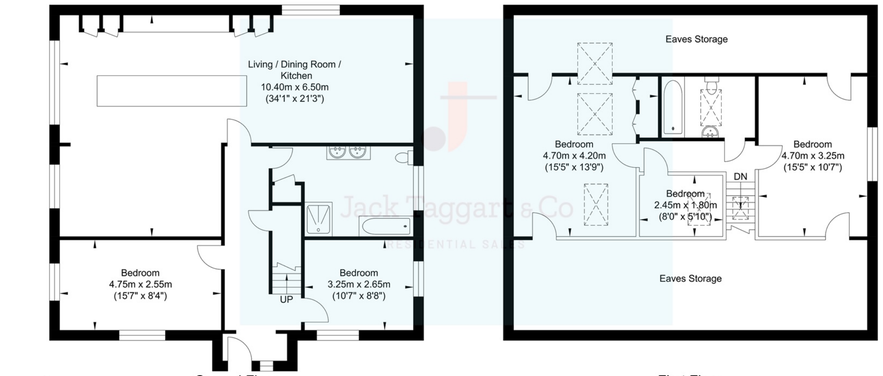
Braypool lane is located in the sought after residential area of Patcham this location boasts family living being a few moments' walk from Patcham Village. Where you will find many quaint cafes and shops. This area is also surrounded by many desirable school. Accessibility to London is via a short drive to the a23. Busses and trains are within walking distance to this beautiful property.

Jack Taggart & Co are delighted to offer you this beautifully presented contemporary house situated in Braypool Lane, Patcham. This unique four double bedroom detatched house has been finished to the highest specification and offers you open plan living accommodation throughout for you and the family. The large entrance hall fitted with beautiful ceramic tiles guides you round to the open plan kitchen/living/dining area which BOASTS family living. The kitchen has recently been refurbished and the area allows a copious amount of light. On the ground floor you have two double bedrooms which are very well proportioned. The bathroom is a newly fitted space with both a bath and standing shower.

Going up on to the second floor, you have another newly fitted bathroom and a further two double bedrooms, one of which has a fitted wardrobe. The second floor has ample storage throughout, allowing maximum space in both bedrooms. This floor also comprises a study.

This property's main features is parking for up to 4 cars, underfloor heating, large entertaining space with bifold doors onto patio and garden and the stunning 100ft WEST facing garden. This beautifully rendered property is also being sold with no chain and viewing is highly recommended .

**Braypool Lane, Brighton**




Approximate Gross Internal Area = 194.11 sq m / 2089.38 sq ft
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