

Jack Taggart & Co

RESIDENTIAL SALES

**UPPER ST JAMES'S STREET,
BN2 1JN**

GUIDE PRICE £700,000

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GUIDE PRICE - £700,000 - £750,000

Jack Taggart & Company Ltd are delighted to present to the market this gorgeous, newly refurbished Townhouse, just a stone's throw from the beach. Introducing Upper St James's Street, a rare chance to acquire one of the last freehold properties in the heart of vibrant Kemptown.

Boasting over 2,000 sqft, this property showcases four double bedrooms, stylish kitchen diner, 25ft in length, and a unique living area, all set out beautifully over 5 floors.

This property offers the ideal combination of sea and city. Only moments away from the beach and the popular Soho House, friendly shops and cafes, Amex, Royal Sussex County Hospital, and the famous Brighton College, not to mention easy access to the whole of Brighton & Hove on foot, 20 minute walk to Brighton Station, or by a wide range of transport links. You will certainly be spoilt for choice. Kemptown is a perfect place to entertain all ages, whether you like exploring its vibrant bars, restaurants and theatres or taking a short walk to Queens Park to enjoy a game of tennis or a coffee in the cafe.

The expansive living area, with high ceilings embracing the original shop frontage with stunning iron features and opaque glass allowing maximum light into the property while maintaining optimum privacy. This elegant space provides a spacious layout, stretching to 23ft in length, and a homely feel with feature fireplace, wood effect flooring, functional built-in shelves, and clean white walls throughout.

The substantial kitchen / dining area has a welcoming atmosphere, a complete space for entertaining all year round. This kitchen / diner benefits from a blend of spacious countertops and an island, state-of-the-art appliances, airy dining area, feature fireplace, and bespoke cupboards all completed with high-end finishes. Just off the kitchen is your south-facing patio, perfect for a cosy alfresco dining.

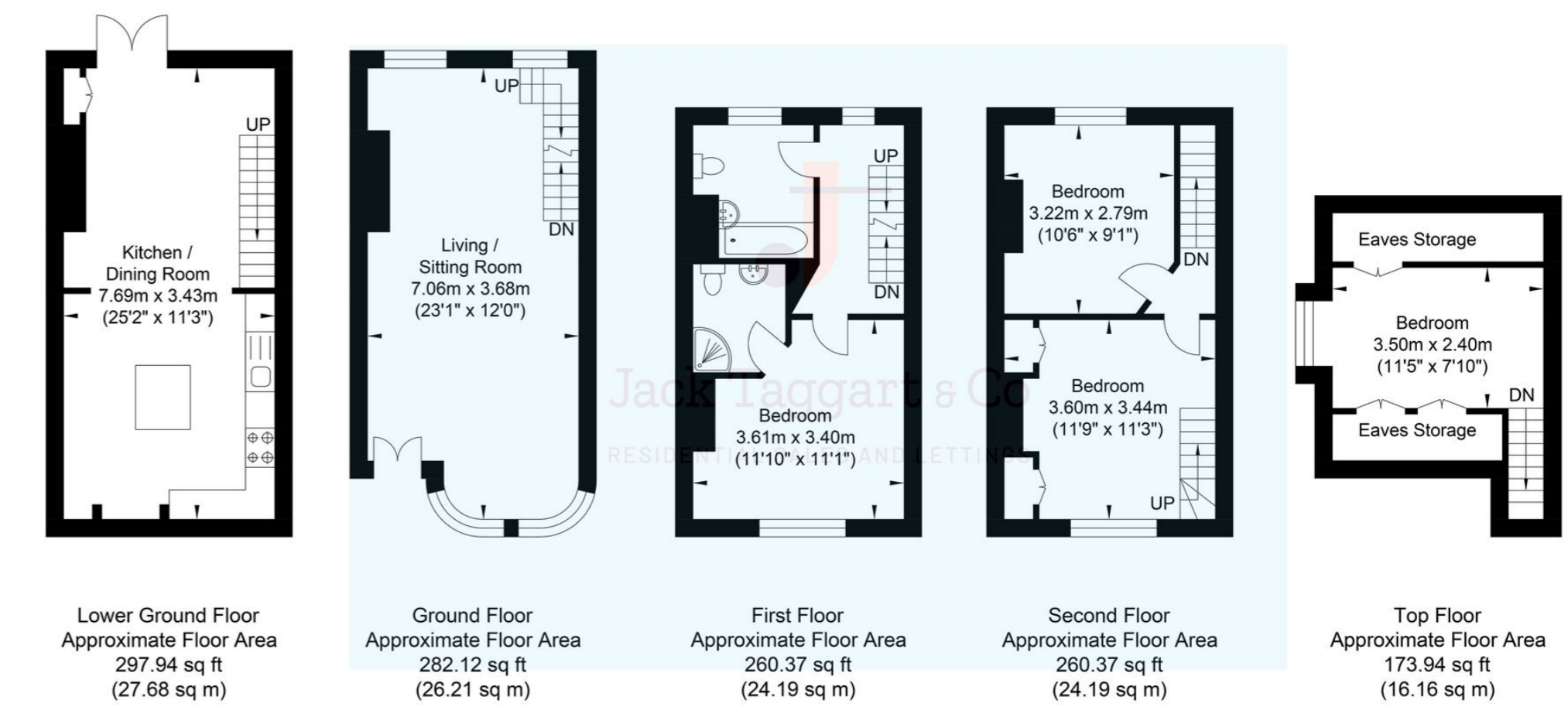
The master bedroom, on the first floor, is a relaxing sanctuary being the only bedroom on this floor, with its huge sash window and original fireplace. The ensuite for the master bedroom has been sophisticatedly designed with rustic turquoise tiles and beautiful brass fittings within the walk-in shower, bespoke hand basin and cupboard, mirror, and WC. Also on this floor is the family bathroom, similarly, styled to the ensuite, it boasts a large bath with overhead rainfall shower and brass towel rail.

On the second floor are two well proportioned bedrooms. The first is a great size with feature chimney breast and south facing window, this bedroom gets very bright and works well as a guest room. The second bedroom, on this floor, is a generous size and benefits from ample closet space with two built-in wardrobes and a vast sash window. This bedroom would also work well as a snug/ office room if you only require three bedrooms.

A sizeable bedroom is located on the top floor. This king size bedroom features vaulted ceilings, south facing windows, sufficient eaves storage and a reading nook at the highest point of the house.

This rare find won't be on the market long, currently an Air BnB that sleeps up to ten guests per night, this property will invite investors, or could be ideal for families and commuting professionals so don't miss out. Viewing highly recommended.

Upper St James Street



Approximate Gross Internal Area = 118.43 sq m / 1274.77 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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