



Jack Taggart & Co

RESIDENTIAL SALES

TOTLAND ROAD, BN2 3EP

£300,000

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GUIDE PRICE £300,000 - £325,000

Charming Ground Floor Garden Flat in a Prime Brighton Location

Tucked away on a peaceful, one-way street just off the ever-popular Elm Grove, this delightful two-bedroom ground floor flat offers the perfect blend of character, comfort, and convenience. Ideal for professionals, small families, or those seeking a serene retreat close to the heart of the city, this property is a true gem in one of Brighton's most sought-after residential pockets.

One of the standout features of this home is its private entrance, which provides a sense of independence and privacy rarely found in similar properties. Upon entering, you're welcomed into a bright and airy entrance hall that gracefully links all rooms, setting the tone for the well-planned layout that follows.

At the front of the flat, you'll find two generous double bedrooms, both beautifully lit by large double-glazed bay windows that not only enhance the feeling of space but also provide charming street views and plenty of natural light throughout the day. These rooms are well-sized, perfect for restful retreats, guest rooms, or even dedicated home office spaces.

As you move through the home toward the rear, the space opens up into a generously proportioned separate kitchen, fitted with plenty of storage cupboards and workspace, making it a dream for home cooks or anyone who enjoys entertaining. Whether you're preparing a quick breakfast or hosting a dinner party, this kitchen caters to all.

Adjacent to the kitchen is the spacious living room, which is both welcoming and cozy, featuring a charming period-style fireplace as a focal point. From here, double doors open directly onto the rear garden, inviting in the sunshine and creating a seamless indoor-outdoor living experience. This space is perfect for relaxing after a long day or enjoying a quiet evening with friends and family.

The bathroom is stylish and functional, complete with a full-sized soaking tub and an overhead shower—offering the best of both worlds whether you're in the mood for a quick refresh or a long soak.

Step outside into the private westerly-facing garden, a rare find in this area. This tranquil outdoor space is ideal for enjoying sunny afternoons, al fresco dining, gardening, or simply unwinding with a good book. It's a perfect extension of the living space and offers a true oasis in the city.

The location couldn't be more convenient. Elm Grove is well known for its friendly community feel, and the flat is just a short stroll from the City Centre, making it easy to enjoy everything Brighton has to offer. You'll find excellent local schools nearby, and Queen's Park—a favourite for picnics, dog walking, and outdoor activities—is just around the corner.

For commuters, Brighton mainline station is only a short bus ride away, offering direct links to London and beyond. The area also benefits from a wide range of local amenities including boutique shops, independent cafes, convenience stores, and restaurants, particularly along Lewes Road and London Road—both of which are just moments away.

Whether you're a student, a working professional, or looking to downsize without compromising on space or location, this flat offers a rare opportunity to enjoy the best of Brighton living with all the comforts of home.

