



Jack Taggart & Co

RESIDENTIAL SALES

MORECAMBE ROAD, BN1 8TL

GUIDE PRICE £375,000

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** Guide Price £375,000 - £400,000 **

Jack Taggart & Co are pleased to offer you this well proportioned, two double bedroom, double fronted terraced house situated in the popular Morecambe Road, Patcham.

As you enter the ground floor of this well thought out property, you notice on one side of the hallway is a separate living room with patio doors that lead you onto your patio area. On the other side, is a kitchen/diner with integrated fridge/ freezer, large under the stairs cupboard, a spacious breakfast bar, window and half glazed door also leading onto your large patio area ideal for entertaining guests or relaxing in your new home.

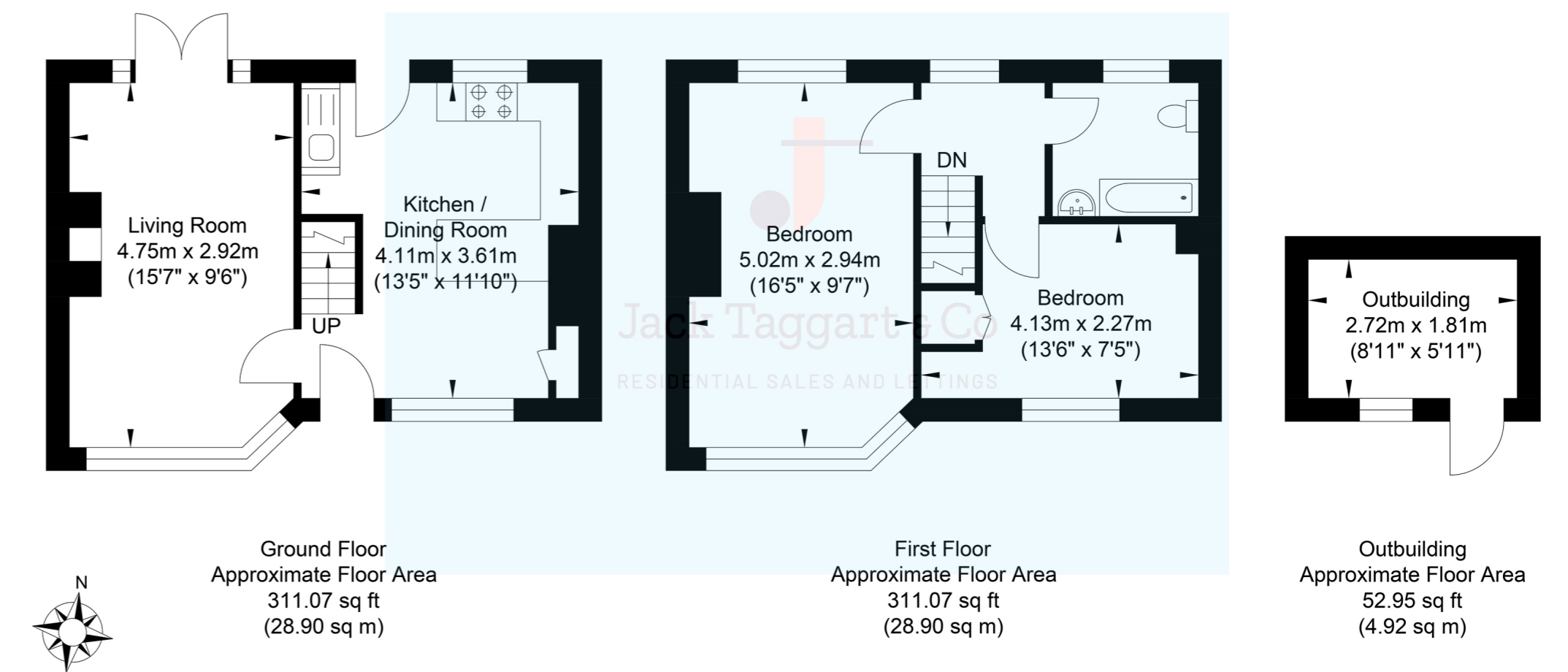
Upstairs comprises of two well proportioned double bedrooms and a spacious family sized bathroom with shower, bath, W/C and hand basin. Most of the rooms are double aspect creating plenty of natural light and airy feel. The stunning landscaped garden is arguably one of the best in the area, being a mixture of patio, lawn and a large cabin with electrics that could be converted into the all important home office. The garden is sunny and very secluded.

Whilst this house is ready to move into, it also offers real potential to extend with many of the other houses on the road having done this, both single and double storey extensions (subject to planning).

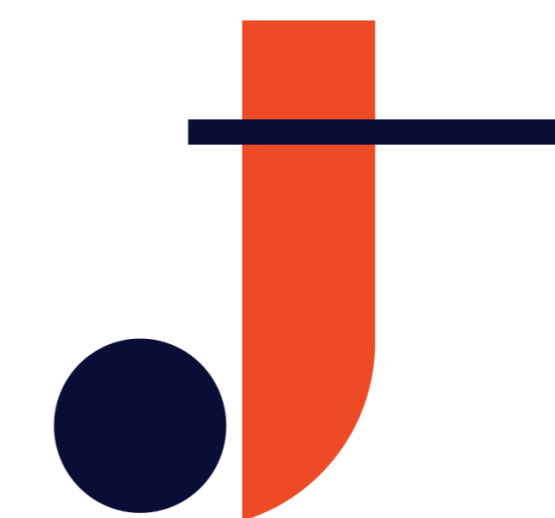
Morecambe Road is located in the sought after residential area of Patcham. Close by is the A27 taking you out onto the London Road. Within a short distance drive, you can reach Brighton city centre. Preston Park railway station is close by providing commuter links into central Brighton. Transport links are also very good with buses running regularly off Carden Avenue taking you into and around central Brighton. Local schools are close by with Patcham high school and Carden primary school both within walking distance.

Also being sold with an off street parking space. Viewing highly recommended.

Morecambe Road



Approximate Gross Internal Area = 62.72 sq m / 675.11 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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