

Jack Taggart & Co

RESIDENTIAL SALES

**MERLIN CLOSE, BN3 6NU**

**£700,000**

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Introducing Merlin Close, Situated in one of the most prestigious locations, this area is perfectly positioned between the South Downs, National park and the City. Within walking distance to Dyke Road Park, Preston Park and Brighton station, providing excellent transport and commuter links to London, The A23 is within east access by car. The local schools are off an exceptional standard. You are also a short walk away from the popular 7 dials which combines a range of quaint cafes', restaurants, pubs and shops.

Jack Taggart & Co are pleased to be offering this beautifully presented two bedroom end of terrace property, inclusive of a detached garage featuring an off street parking space for one vehicle. A spacious back and side garden along with over 1,100 sq. ft of internal space. As you enter on the ground floor you are welcomed with a well sized porch which is perfect for storing coats, shoes and bags. Leading to the left you walk into a spacious living room, this area is light and airy featuring a gorgeous dark oak wood laminate floor throughout, an integrated art deco fire place, beautiful double glazed glass bay windows creating a stream of natural light throughout the day. There is a beautiful arched walk way leading into the dining room, this is a fantastic setting, perfect for sociable dinners with seating for 6/8 guests, the bi-fold doors bring this room to life with the sunlight streaming in which also compliments the peaceful garden views.

The separate kitchen features streamlined surfaces, plenty storage cabinets and partial integrated appliances throughout. There is also direct access out to your private garden. The ground floor also comprises a downstairs cloak room and understair storage cupboard.

The private landscaped garden, has been designed to a great standard - featuring a layered paved area, perfect for an outdoor seating and entertaining in the summer months and then a vast lawned garden space. A secluded feel when you enter this space with the high walls and trees surrounding and at the top corner of the garden is direct access into the back of the garage.

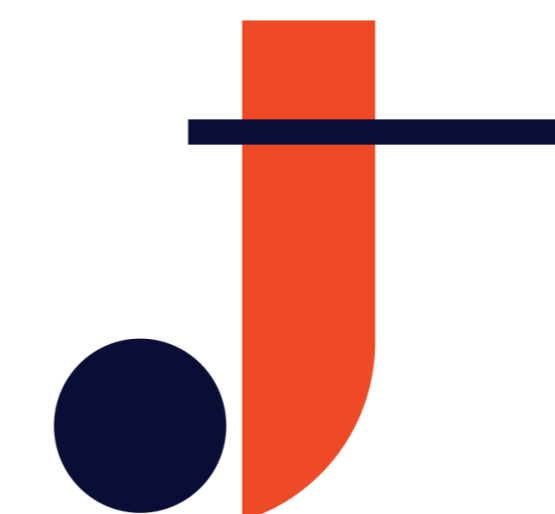
Taking the stairs up to the first floor of the property, you are met with a large landing space with access to both bedrooms as well as the family bathroom. The Master Bedroom is of a great size, featuring fully integrated storage and huge glass windows which also open out onto a gorgeous balcony with far reaching rooftop views across hove. The second bedroom would be a great fit for either a secondary bedroom, nursery or ideal use as an at home office/walk in wardrobe. The family bathroom comprises a shower over bath, a sink with storage and W/C.

This is the perfect family home, viewing is HIGHLY recommended.

## Merlin Close



Approximate Gross Internal Area = 106.60 sq m / 1147.43 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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