

TAAFFE HOUSE BRIGHTON BN1 3RY



Estate Agents



£420,000-£440,000 LEASEHOLD

Taaffe House forms part of the impressive Royal Alexandra Quarter development in central Brighton & Hove. Bordering both Clifton Hill and Seven Dials this desirable area of Brighton is home to wide demographic of residents keen to take advantage of the excellent local conveniences. A wonderful range of bars and cafes can be found within easy strolling distance at Seven Dials, while for a more lively experience Churchill Square and The Lanes are little more than half a mile away. Brighton Mainline Station is approximately 500m from the property.

The flat itself is situated on the ground floor of this purpose-built block and is tucked away amongst the communal gardens. Access is from smart communal ways with access provided by an entry phone system. On entering there is a wide hallway with all rooms access from this. The open-plan living room is a terrific space with patio doors on one wall opening to private enclosed terrace and overlooking the communal gardens. The kitchen is at the far end of the room and is fitted with contemporary wall and base units providing plenty of storage. Integrated appliances take care of the essentials and there is also plenty of room for a dining table. The lounge area is bright, spacious and extremely sociable with the added advantage of the pleasant view across the gardens. Back off the hallway are the two bedrooms, each fitted with substantial fitted wardrobes, while the master bedroom further benefits from an en-suite shower room. The accommodation is completed by the main bathroom which is fitted with a contemporary suite of bath with shower over, wash basin and low level wc. The property also benefits from an allocated secure underground parking space.

SALES | LETTINGS | VALUATIONS

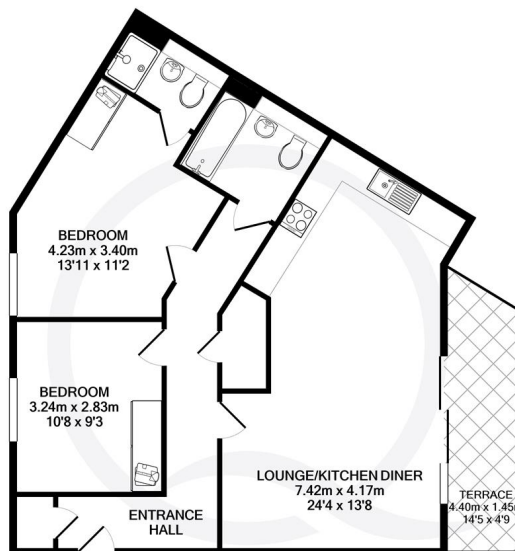


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In The Know...

Area: Clifton Hill
 Council Tax: Band D
 EPC Rating: B88
 Floor Area: 75.8sqm (approx.)
 Lease Length: 117 years*
 Maintenance: £2,582.88*
 Ground Rent: £250*
 Station: Brighton (500m)
 Bus Stop: Clifton Hill (50m)
 Parking: Private allocated space
 Primary School: St Paul's CofE Primary
 Secondary School: Cardinal Newman
 Local shop: Wine Lodge, Clifton Hill (120m)
 Supermarket: Waitrose, Western Rd (650m)
 Local Gems: St Ann's Well Gardens; The Cow;
 The Crescent; Billies Café; The Red Snapper



TOTAL APPROX. FLOOR AREA 75.0 SQ.M. (807 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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*As provided by the vendor. All details should be checked and confirmed by your conveyancer.



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Q Estate Agents have not tested any appliances or services within the property.

Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.