



investment **opportunity**

The Grove

£1,250,000 - £1,300,000

**newhomes**  
by brandvaughan





## the grove investment opportunity

A rare opportunity for investors, an attractive double fronted Edwardian Villa has been totally transformed into four architect designed apartments, complete with a 10 year warranty. The house neatly divides: To the right, there's a first & second floor two bedroom, two bathroom duplex with a balcony, the master suite occupying the entire second floor. Beneath this apartment is a stylish one bedroom garden apartment with a south facing patio. On the left, there's a smart one bed on the first floor and a glamorous two- bedroom garden apartment below. Fully insulated for both heat and sound, to the very highest standards, and with brand new kitchens, bathrooms and flooring, these apartments are ready to move into.

In a convenient location with local shops and cafés and good transport links, the vibrant theatres and restaurants of Lewes Road and North Laine are easy to reach, as is the cosmopolitan Marina with its cinemas, casino and health club. You can picnic on Brighton's beaches or on the Level. Commuters will enjoy the short trip to the station and investors will love the proximity to the city centre, the Hospitals and the South Downs.





## in brief...

**Style:** Four newly converted apartments with 10 year warranty and full ownership of the freehold.

**Bedrooms:** 2x 2 bedrooms  
2x 1 bedrooms

**Bathrooms:** Each apartment has 1 bathroom (Duplex apartment has 2)

**Living rooms:** One open plan in each

**Outside:** One with balcony, two with patio gardens

**Parking:** Permit parking zone s

**Rental figures per flat:**

Flat 1 - £975 pcm  
Flat 2 - £1,350 pcm  
Flat 3 - £1,300 pcm  
Flat 4 - £950 pcm



## why you'll like it...

Outside, the Villa is attractive with original wrought iron balcony and pillars, gables and broad bays and you step up wide central stairs past front gardens to a beautiful front door with original hand painted glass, which is secured by an entry phone system. Inside doesn't disappoint with an inviting communal hall.

Each apartment, with a 99 year lease, is bright and spacious with open views to the downland surrounding the city. There's an exceptional level of finish including multi point sockets with USB chargers in each flat. The decoration is stylish, with the subtle tones of Farrow and Ball throughout, deep grey carpet in the bedrooms and oak laminate in the large open plan living areas. The kitchens have classic dove grey units topped by warm solid oak and the high spec integrated appliances include a Zanussi touch induction hob, a fan oven, microwave, dishwasher and a Hotpoint extractor. Two levels of lighting allow you to choose the mood and the attention to detail extends to the provision of new A rated combi boilers and plumbing for a washing machine in each apartment.

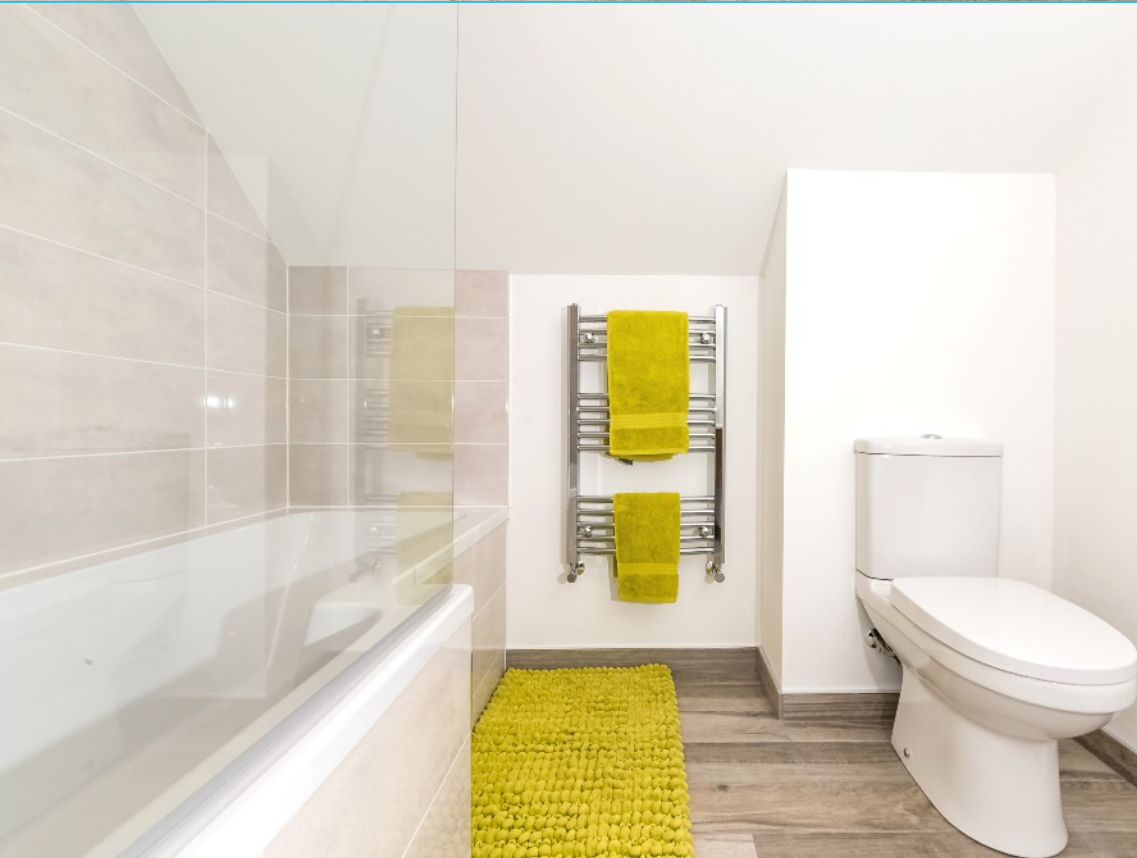


The two garden apartments have broad French doors opening to a walled patio with chic lighting and artificial grass bringing in a welcome, but practical, touch of green.

Elm Grove is popular with young professionals and families particularly as there are several bus routes serving the city, the station (with trains to Gatwick and London) and the universities and there's a new free school opening at the Brighton General Hospital site.







## owners **secret**

"There is a real sense of community here and it's easy to reach any part of the city as well as the sea and the Downs."

## bear **in mind**

The sound and heat insulation are to new build standards and there's a 10 year structural warranty, so maintenance won't be an issue for a while!



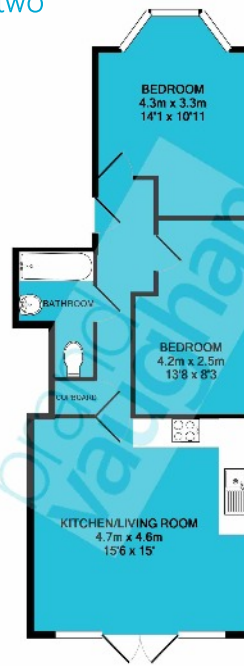


## Flat one



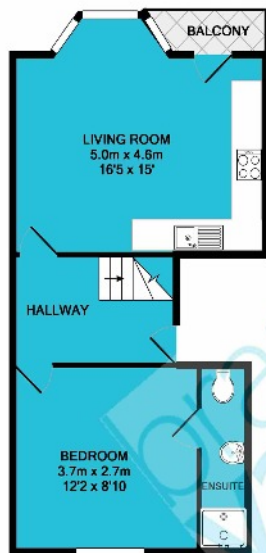
TOTAL APPROX. FLOOR AREA 39.5 SQ. M. (425 SQ. FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix 5/2017

## Flat two

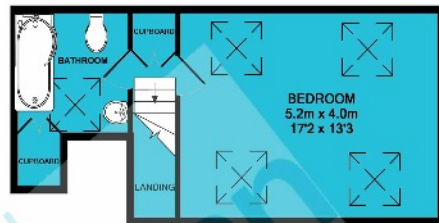


TOTAL APPROX. FLOOR AREA 53.0 SQ. M. (570 SQ. FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Flat three

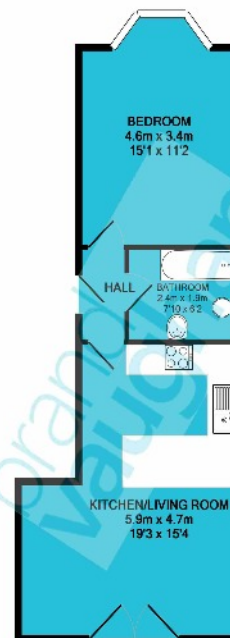


1ST FLOOR  
APPROX. FLOOR  
AREA 43.9 SQ.M.  
(473 SQ.FT.)



TOTAL APPROX. FLOOR AREA 75.4 SQ.M. (812 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Flat four



TOTAL APPROX. FLOOR AREA 44.7 SQ.M. (481 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## where it is

**Shops:** Local shops 3 minute walk, North Laine about a 20-25 minute walk, 5 minutes by cab

**Train Station:** Brighton mainline 15 minutes by bus

**Bus stop:** 10 metres away

**Seafront or Park:** Queen's Park, The Level and "The Patch" are all within 10 min walk. The seafront is about a 5 minute drive

## Closest Schools:

**Primary:** Elm Grove & St. Lukes

**Secondary:** Varndean/ Dorothy Stringer

**Private:** Brighton College, Brighton and Hove High, Steiner School, Roedean.

Ideal for commuters as the station servicing Gatwick and London is easy to reach, these fabulous apartments are tucked away in the popular location of Elm Grove which is a creative and sociable part of this coastal city stretching from the Level and Lewes Road to Brighton Hospital - so there's a lot to explore! There are plenty of local cafés, bars and restaurants to choose from and the theatres, clubs and cinemas of the city are all easy to reach from this friendly area. For those who love the great outdoors, the Downs, the Marina and the beaches are close by. Near to bus routes to the city, the station, the coast and the universities, you'd also have independence from the car.

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