

PHILLIPS & STILL

Elm Grove, Brighton

Guide Price £400,000 £425,000



- Generous sized five bedroom houses
- Located in the highly desirable area of Elm Grove close to Elm Grove school
- Ideal for a large family or those needing additional space to work from home
- Close to many local amenities
- No onward Chain

To view all our homes: phillipsandstill.co.uk





The house boasts a generous size, offering ample room for comfortable living. With five bedrooms, it provides plenty of sleeping arrangements for family members or the flexibility to create dedicated home offices or hobby rooms. This property is perfect for those who require extra space to accommodate their work or personal needs.

Situated in close proximity to Elm Grove school, this property ensures convenience for families with school-aged children. It allows easy access to the educational facilities and activities provided by the school, making it an attractive option for parents seeking a family-friendly neighborhood.

The location of this house in the highly desirable area of Elm Grove is a significant advantage. Elm Grove is known for its pleasant atmosphere, well-maintained surroundings, and strong sense of community. Living in this area provides residents with the opportunity to be part of a close-knit neighborhood with an active social scene and various local amenities.

Another appealing feature of this property is the absence of an onward chain. This means there are no complications or delays associated with the sale, making the buying process straightforward and hassle-free for potential buyers.



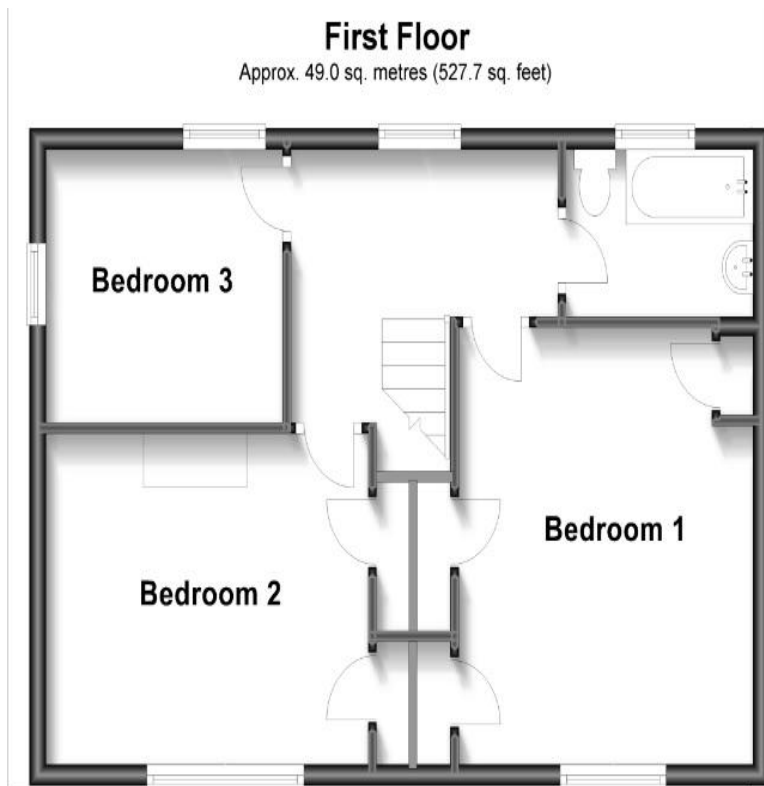
Ground Floor

Approx. 47.1 sq. metres (507.2 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.7 sq. feet)



Accommodation

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

11' 10" x 9' 0" (3.61m x 2.74m)

KITCHEN

12' 1" x 8' 1" (3.68m x 2.46m)

BEDROOM 4

9' 1" x 8' 1" (2.77m x 2.46m)

BEDROOM 5

9' 1" x 9' 1" (2.77m x 2.77m)

FIRST FLOOR

BEDROOM 1

12' 11" x 11' 1" (3.94m x 3.38m)

BEDROOM 2

12' 1" x 9' 1" (3.68m x 2.77m)

BEDROOM 3

9' 0" x 8' 1" (2.74m x 2.46m)

BATHROOM

OUTSIDE

REAR GARDEN





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	84 B

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk