

Paul Bott & Co



- Fantastic One Bedroom Apartment
- Ground Floor Property
- Private Garden
- Popular Location

GFF, 57 Elm Grove, Brighton, BN2 3ET

Offers In Excess Of £250,000

Offers In Excess of £250,000 A wonderful apartment, in good decorative located on Elm Grove, consisting of a large bright lounge, a spacious double bedroom, separate kitchen, and private courtyard. With excellent transport links and a short walk to the city centre, this property would be perfect for any first-time buyer. New 99 year Lease.





## Property Description

Located on Elm grove, this one-bedroom property is positioned on the ground floor of a converted property. With communal entrance into a short hall, the property leads into the lounge at the front. With a large window allowing for natural light, the lounge is a very good size and offers plenty of space for furniture items. The double bedroom comes with plenty of space for furniture, including wardrobes in the alcoves either side of the chimney breast.

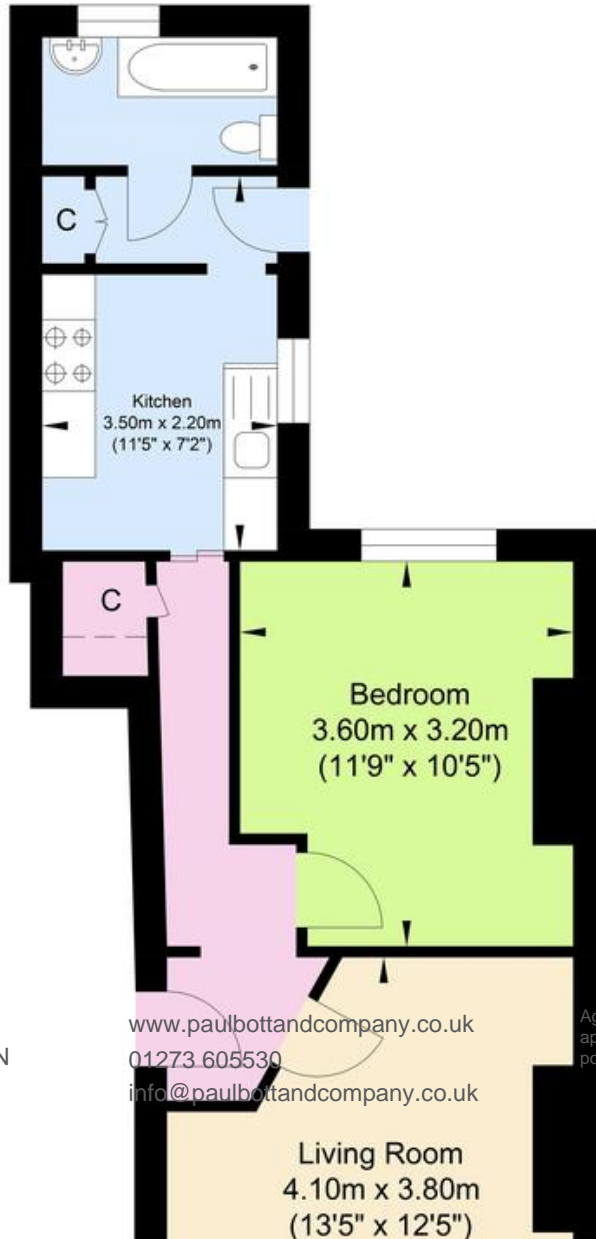
A hall leads down into a modern kitchen, which has been very well finished. With Gas Hob, Electric fan assist oven and space for a fridge freezer and washing machine. The bathroom leads off to the rear of the property, with a bathtub, overhead shower, W/C and wash basin. A door leads out to a lovely patio garden with useful storage shed a lovely space to enjoy the afternoon sun.







# Elm Grove



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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.