



273 Elm Grove, Brighton, BN2 3EA

£450,000 Freehold

A WELL-PRESENTED 3 double bedroom semi-detached family home situated in the popular Elm Grove area. Some of the other property highlights include; the SPACIOUS ACCOMMODATION, separate dining room, UTILITY ROOM & the private walled rear garden. Viewings are highly recommended. Energy Rating: E53 Exclusive to Maslen Estate Agents

Front door to:

Hallway

Wood effect flooring, stairs rising to first floor, wall mounted heating thermostat, doors to:

Lounge

Window to front, French doors to rear, radiator, wood effect flooring, recessed spotlights, feature fireplace, recessed shelving.

Dining Room

Window to front, radiator, wood effect flooring, archway to:

Kitchen

Range of wall, base & drawer units with tiled work surfaces over, inset 1.5 bowl single drainer sink unit with mixer tap, space for dishwasher, space for fridge/freezer, space for 'range' style oven, space & plumbing for washing machine, breakfast bar with seating, understairs pantry storage, undercabinet lighting, laminate flooring, fully tiled walls, window to rear, door to:

Utility Room

Wall & base units with roll edged work surfaces over, space for American style fridge/freezer, tiled floor, door to front, door to rear leading to rear garden.

First Floor Landing

Hatch to loft space, cupboard housing boiler, doors to all rooms, window to rear.

Bedroom

Window to front, radiator, built in wardrobes with sliding mirrored doors, built in storage cupboard, further storage cupboard with hanging rails.

Bathroom

Low level WC with concealed cistern & push button flush, corner bath with mixer tap, wash hand basin with mixer tap & vanity storage below, corner shower cubicle with mains fed shower unit over, ladder style heated towel rail, tiled walls & floor, window to rear with frosted glass.

Bedroom

Window to front, radiator.

Bedroom

Window to rear, radiator.

Outside

Front Garden

A tiered front garden with sections laid to artificial grass, pond, steps up to area laid to concrete, steps & pathway to front door.

Rear Garden

Laid to paving, outside lighting, enclosed by brock walling & timber fencing.

Total approx floor area

100.7 sq.m. (1084 sq.ft.)

Council tax band C

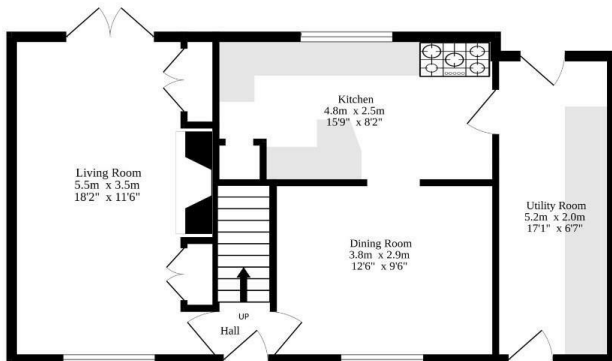
Parking zone S

V1

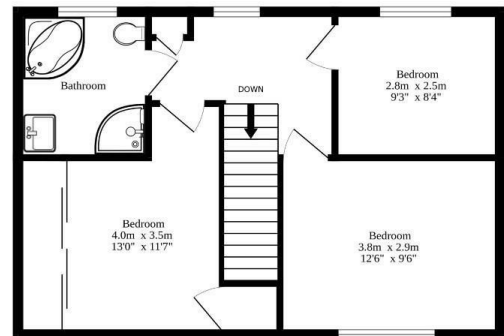




Ground Floor
55.1 sq.m. (593 sq.ft.) approx.



1st Floor
45.6 sq.m. (491 sq.ft.) approx.



Elm Grove

TOTAL FLOOR AREA : 100.7 sq.m. (1084 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

COVERING THE CITY

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