



45b Elm Grove, Brighton, BN2 3ET

Offers over £200,000 Share of Freehold

Nestled in the vibrant area of Elm Grove, Brighton, this charming one double bedroom flat is being offered for sale with NO ONWARD CHAIN. Some of the other property highlights include; the MODERN KITCHEN, smart bathroom, OPEN PLAN living space, own private entrance & is being sold with a SHARE OF THE FREEHOLD. Viewings are highly recommended. Energy Rating: D65 Exclusive to Maslen Estate Agents

Front door to:

Hallway

Wood effect flooring, wall mounted cupboard housing meters, doors to:

Bedroom

Window to front, wall mounted panel heater.

Open Plan Lounge/Kitchen

Lounge Area

Wall mounted panel heater, wood effect flooring, built in storage cupboard housing hot water tank, door to bathroom.

Kitchen Area

Range of wall, base & drawer units with roll edged work surfaces over, inset stainless steel sink unit with mixer tap & drainer, inset hob with integrated oven under, extractor over, integrated washing machine, space for fridge/freezer, under cabinet lighting, window to rear, part tiled walls, wood effect flooring.

Bathroom

Low level WC, pedestal wash hand basin with hot & cold taps, panelled bath with mixer tap, hand held attachment, wall mounted 'triton' shower unit over, glass shower screen, fully tiled walls, tiled floor.

Total approx floor area

42.4 sq.m. (456.8 sq.ft)

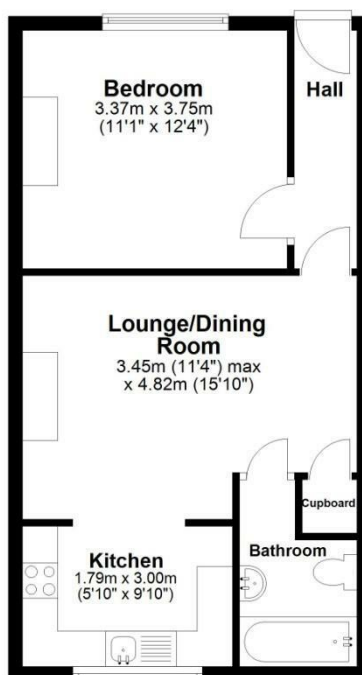
Parking Zone V

Council Tax Band A

V2



Lower Ground Floor



Total area: approx. 42.4 sq. metres (456.8 sq. feet)

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.
Plan produced using PlanUp.

45B Elm Grove

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

COVERING THE CITY

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