



Total Area Approx 943.90 sq ft

200 Elm Grove, Brighton, BN2 3DA

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## Offers In Excess Of £450,000 Freehold





## 200 Elm Grove, Brighton, BN2 3DA

An attractive mid-terrace Victorian House offering a rare opportunity to acquire a blank canvass with the potential to put your own stamp on and is priced accordingly. The property is at present rented as a four bedroom HMO but could easily be converted back to a three double bedroom family home. Currently let at £2268pcm until 20/08/24. The accommodation consists of three double bedrooms plus bathroom upstairs, with living room, dining room (currently used as 4th bedroom) and kitchen to ground floor and a south-facing, low maintenance, fully-enclosed rear garden. Further benefits include a new roof, new boiler and double glazing throughout. Located in a popular residential area on the border of Hanover, close to highly regarded schools and with easy access to Brighton Station and the city centre. Ideal for young families or professionals. Could be sold as ongoing student let with a return of between 6 and 7% per annum



### Approach

Formal front garden with steps ascending to the front door.

### Porch

With access to front door and room for hanging coats.

### Entrance Hall

Decorative ceiling coving with understairs storage housing gas meter.

### Dining Room/Bedroom 4

3.57m x 3.20m (11'8" x 10'5")

Large double glazed window to rear.

### Living Room

3.68m x 3.37m (12'0" x 11'0")

Large bay window to front, decorative ceiling covings. Feature fireplace with tiled surround, recessed storage cupboard housing electrics meter. Wall lights and central ceiling pendant.

### Kitchen

3.94m x 2.33m (12'11" x 7'7")

Range of units at eye and base level with worktop and tiled splashbacks, wall-mounted combi boiler, one-and-a-half bowl stainless steel sink with drainer and mixer taps. Built-in oven with hob and extractor over, spaces for appliances with utility and storage area. Door to rear garden.

### First Floor Landing

Built-in storage cupboard, access to loft space with potential to convert (STNC).

### Bedroom 1

4.02m x 3.01m (13'2" x 9'10")

Large bay window to front, ceiling light and carpet.

### Bedroom 2

3.73m x 3.13m (12'2" x 10'3")

Original feature fireplace with window to rear.

### Bedroom 3

3.70m x 2.21m (12'1" x 7'3")

Nice and bright with windows to side and rear.

### Family Bathroom

Obscured window to front, panelled bath with Victorian style mixer taps and electric shower over. Low-flush WC and pedestal wash hand basin, lino flooring.

### Rear Garden

Low maintenance, south-facing and arranged on two levels.



- Attractive Victorian Mid-Terrace House
- Three Double Beds, Two Receptions
- Currently Let as a Four-Bedroom HMO
- Let at £2268 pcm until 20/08/24
- Would Easily Revert to a Family Home
- Recent New Roof and Boiler & Double Glazed Throughout
- Potential for Loft Conversion (STNC)
- Sunny South-Facing Rear Garden
- Popular Location
- No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		67	
(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	

Council Tax Band: **C**