



**hamlyn
smith.**


Coronation Street, Brighton, BN2 3AQ

£1,500 pcm

hamlyn smith.

 2 Bedrooms

 1 Reception

 1 Bathroom

Part-Furnished two bedroom maisonette with own street entrance, close to Elm Grove, moments away from shops and cafes and only 15 minutes walk from Brighton station and the North Laine. Available in June.

- 2 Bedroom Maisonette
- Own Street Entrance
- Open Plan Kitchen / Living Area
- Two Double Bedrooms
- Close To Elm Grove
- No Students








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 50 Goldstone Villas, Hove, BN3 3RS

 01273 762222

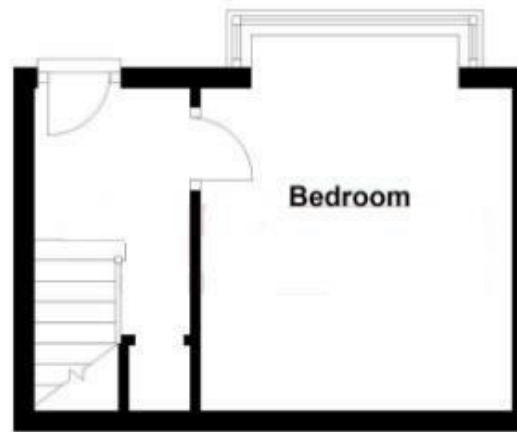
 hello@hamlynsmith.co.uk

This charming 2-bedroom maisonette occupies half of a 3-story property nestled in a pleasant street just off Elm Grove. Featuring its own street entrance, the property boasts 2 good-size double bedrooms, an inviting open-plan kitchen/living room, and a shower room.

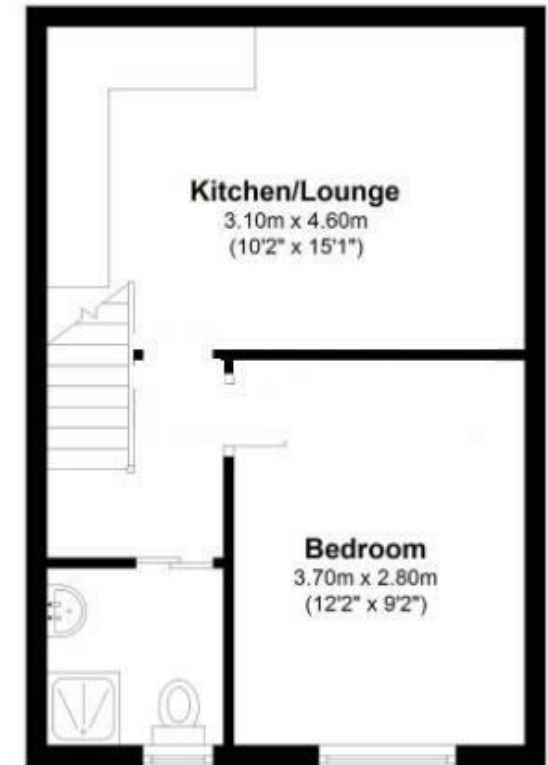
Elm Grove is a fantastic location for anyone wanting to live in the heart of Brighton's bustling community. You can walk to the North Laine in 15 minutes and there are bus routes only moments away that will take you all over Brighton, including of course, down to the seafront. For commuters, Brighton station is 15 minutes walk where there are fast Thameslink and Southern services to London.




Ground Floor



First Floor



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	74	77
	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	