



**Guide Price**  
**£350,000**

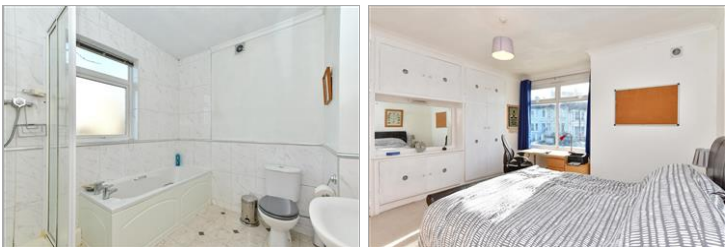
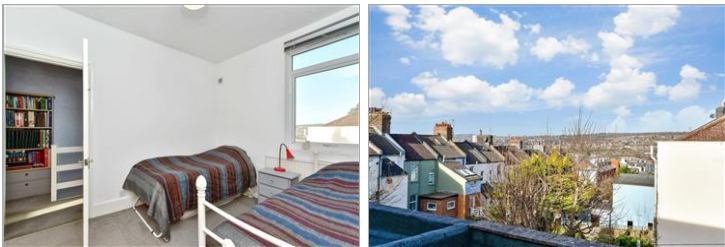
**Freehold**

2x  1x  1x 

**Elm Grove, Brighton,  
East Sussex, BN2**

**cubitt&west**  
Helping you move forwards





## Main features

- Large maisonette with own street entrance and lots of light
- Kitchen large enough for a table
- Located between Queens Park and William Clarke Park
- Just a walk to Brighton city centre and the beach
- Ideal first-time purchase

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 13'11 into bay x 11'9  
(4.24m x 3.58m)

Kitchen : 11'11 x 9'2 (3.63m x 2.80m)

Bathroom

### FIRST FLOOR

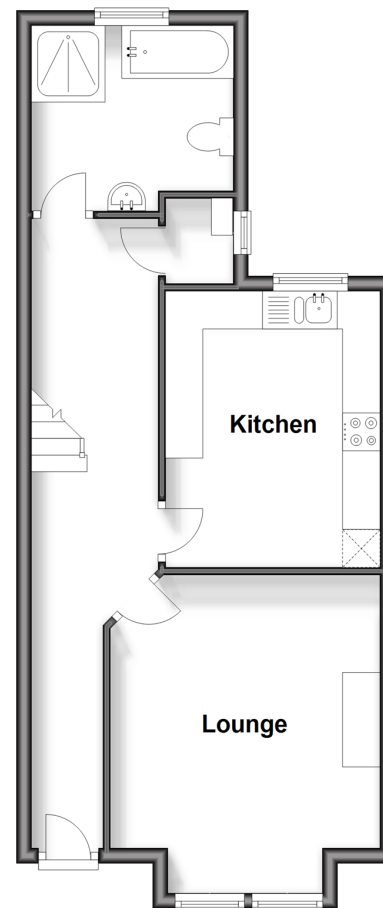
Landing

Bedroom 1 : 15'3 x 14'0 into bay  
(4.65m x 4.27m)

Bedroom 2 : 11'11 x 9'4 (3.63m x 2.85m)

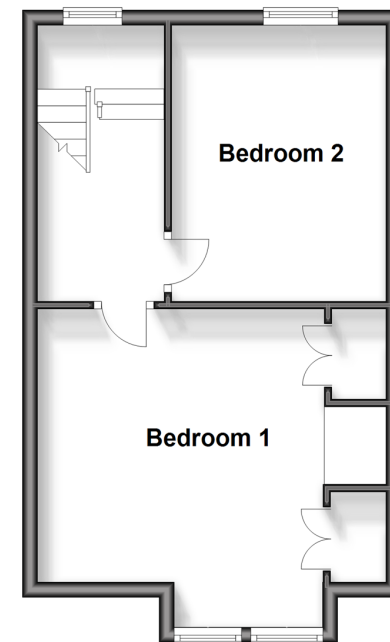
### Ground Floor

Approx. 45.0 sq. metres (484.8 sq. feet)



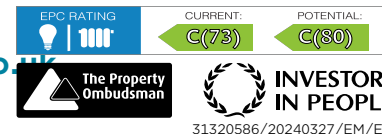
### First Floor

Approx. 35.5 sq. metres (382.2 sq. feet)



Call Lewes Road Brighton - 01273 604377 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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