



**Price**  
**£280,000**

**Leasehold**

2x  1x  1x 

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

**cubitt & west**  
Helping you move forwards



## Main features

- Spacious apartment with its own street entrance
- Centrally located, Brighton city and beach are easily accessible
- Private and sunny courtyard garden
- Ideal first time buy, move in condition
- No onward chain

## Accommodation

### SPLIT LEVEL FIRST FLOOR

Entrance Hall

Lounge : 17'11 x 14'5 (5.46m x 4.40m)

Kitchen : 10'4 x 5'10 (3.15m x 1.78m)

Bedroom 1 : 13'3 into bay x 10'9 (4.04m x 3.28m)

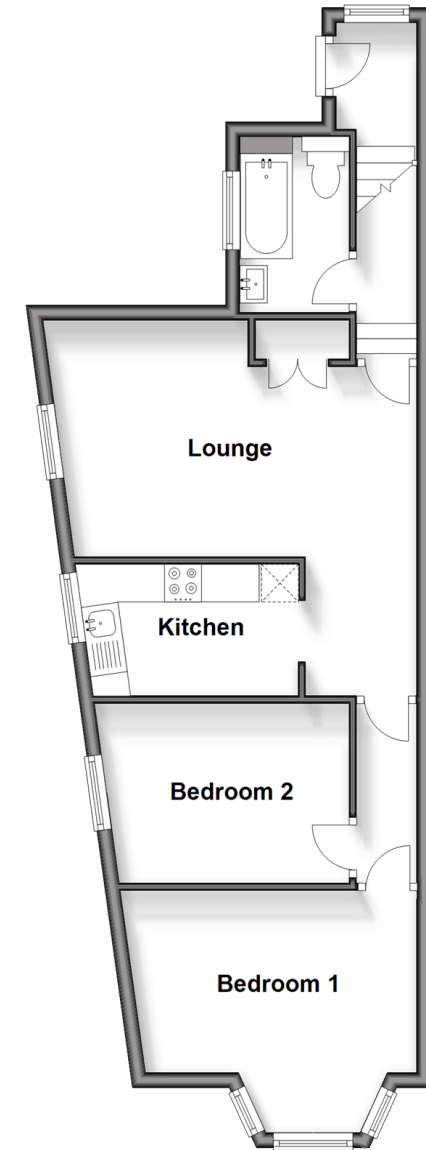
Bedroom 2 : 11'6 x 9'5 (3.51m x 2.87m)

Bathroom

### OUTSIDE

Enclosed Front Patio

**Split Level First Floor**  
Approx. 52.6 sq. metres (566.5 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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