

ELLIOTTS

47 Elm Grove, Brighton

Price £500,000 Share of Freehold





47 Elm Grove, Brighton, BN2 3ET

Elliotts are delighted to present this very well presented two double bedroom maisonette with it's own private rear garden, and being situated in the highly sought after Elm Grove location with easy access to local shops and excellent schools, whilst also being perfectly placed just a short distance from Brighton city centre and all that it has to offer.



- **Private Rear Garden**
- **Superbly Presented Maisonette**
- **Modern Kitchen**
- **Modern Bathroom/WC**
- **Private Entrance**

- **77 Sq.Mt / 829 Sq.Ft**
- **Lounge & Dining Room**
- **Two Double Bedrooms**
- **Gas Central Heating / Double Glazing**
- **Vacant Possession**



Accommodation includes a private entrance, with the hallway giving access to the ground floor room which includes a good sized South facing lounge that opens to the dining room. The kitchen is a particular feature and comprises of an attractive matching range of units with space for appliances. From the kitchen you'll find access to a delightful garden which is well stocked with an abundance of flower, tree and shrubs.

Heading upstairs there are two double bedrooms of equal size and a modern bathroom.

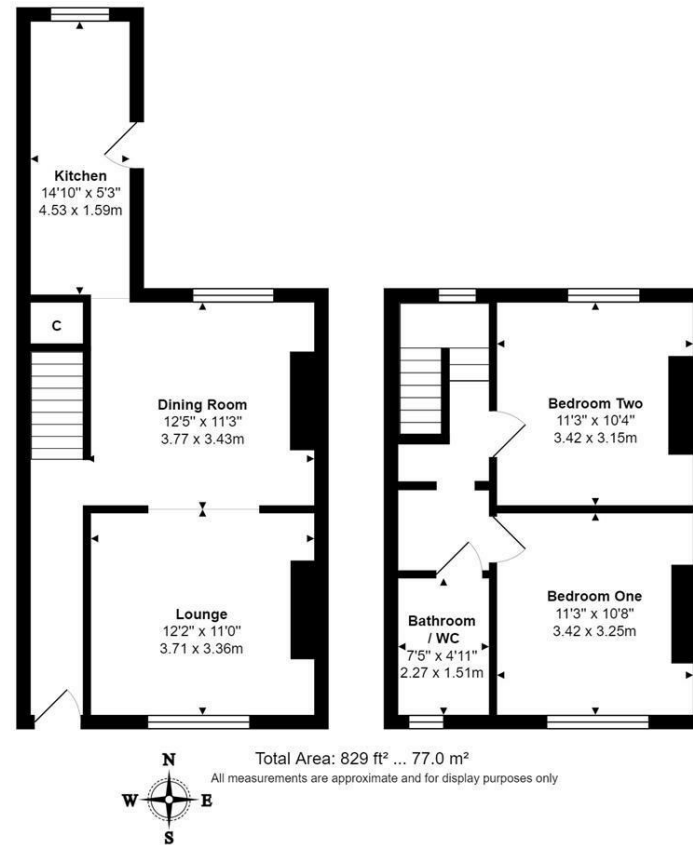
Viewing is strongly recommend to appreciate all that this wonderful property has to offer.

In terms of location, Elm Grove is ideally situated and enjoys being within proximity to excellent schools, making it an ideal choice for families. Moreover, its convenient locale offers easy access to the beach for leisurely strolls and Brighton Station for seamless commuting, ensuring a lifestyle of convenience and connectivity.

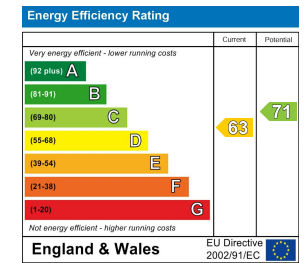




Floorplan



Energy Performance Graph



Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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