



69 Sandown Road, Brighton, BN2 3EH
£290,000

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Welcome to this well presented property located in the popular 'Elm Grove' area. This 2 bedroom ground floor flat boasts a good size kitchen - breakfast room leading in to the lounge. The flat has 2 similar sized double bedrooms, under stairs storage cupboard and a shower room/WC.

There is also access to a private garden with a sunny South / West aspect. The rear garden is a mix of raised patio, lawn and border areas.

There are a number of local schools and convenience stores close by, and bus services which provide access to most parts of Brighton & Hove.

Don't miss out on the opportunity to make this flat your home. Contact us today to arrange a viewing and take the first step towards creating new memories.

****A NEW LEASE will be provided upon the sale of the property along with the opportunity to purchase a share of the Freehold.****

Kitchen- Breakfast Room

12' x 8' (3.66m x 2.44m)

Good selection of wall and base units. Stainless steel sink. Space and plumbing for washing machine. Wall mounted radiator. Boiler.

Lounge

12' x 12' (3.66m x 3.66m)

West facing. Access to kitchen. Access to bathroom.

Bedroom 1

11 x 11 (3.35m x 3.35m)

Double glazed window. Wall mounted radiator.

Bedroom 2

11 x 11'6" (3.35m x 3.51m)

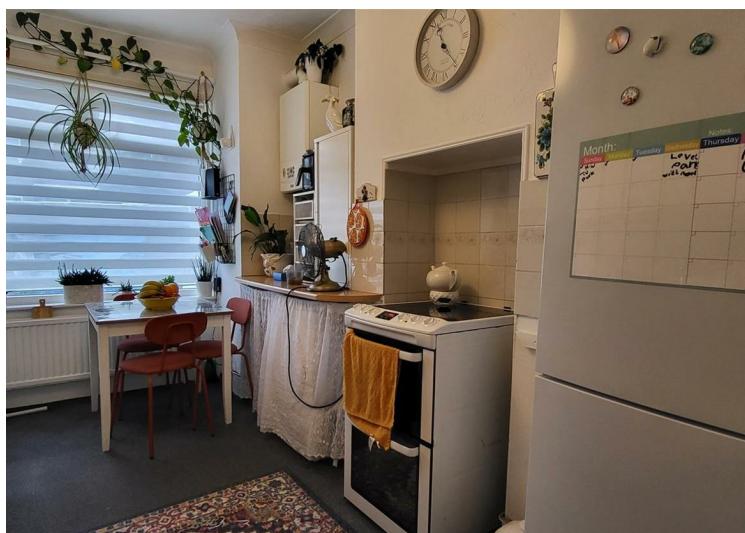
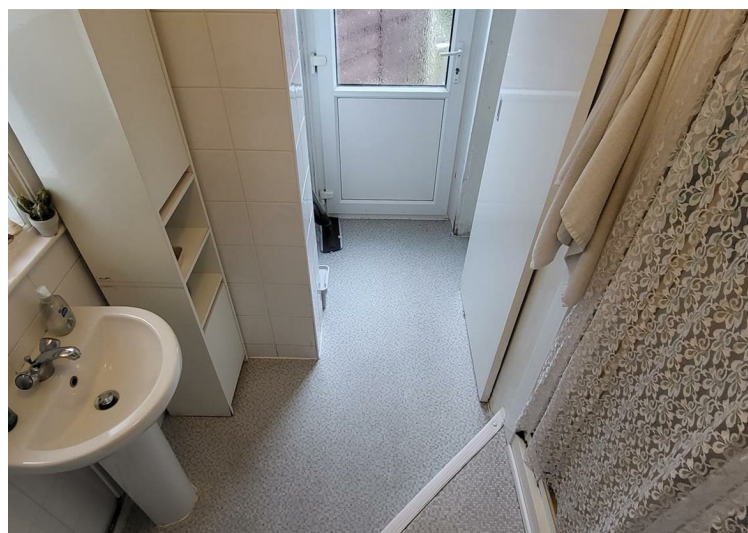
Double glazed window. Wall mounted radiator.

Shower Room

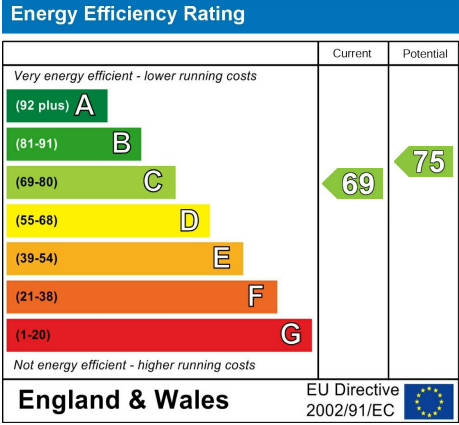
Shower cubicle. Wash hand basin. WC. Double glazed window. Double glazed door leading to rear garden.

Garden

Raised patio area with separate grassed area. Sunny South-West aspect



90 Western Road, HOVE, BN3 1GG
T. 01273 772385 / @.agency@wmprior.co.uk



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