



69 Sandown Road, Brighton, BN2 3EH
£260,000

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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)

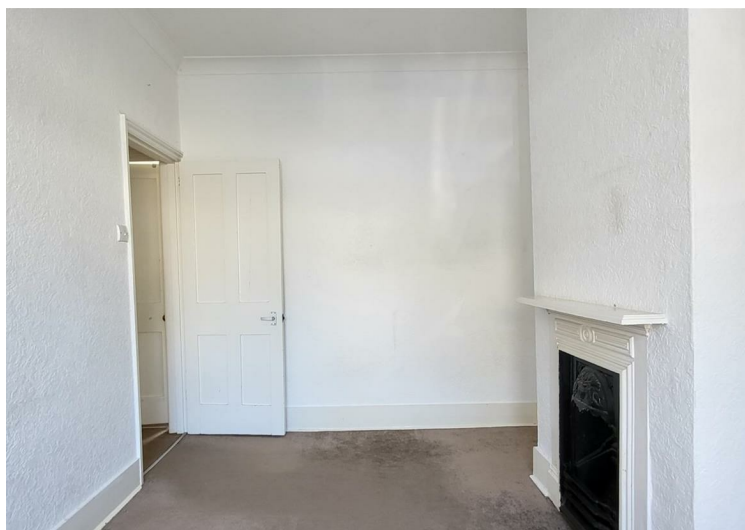
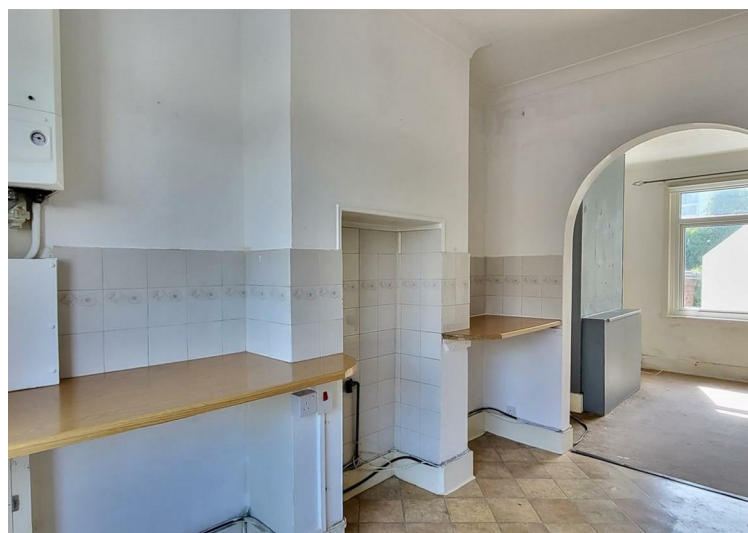
Double glazed window. Wall mounted radiator.

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



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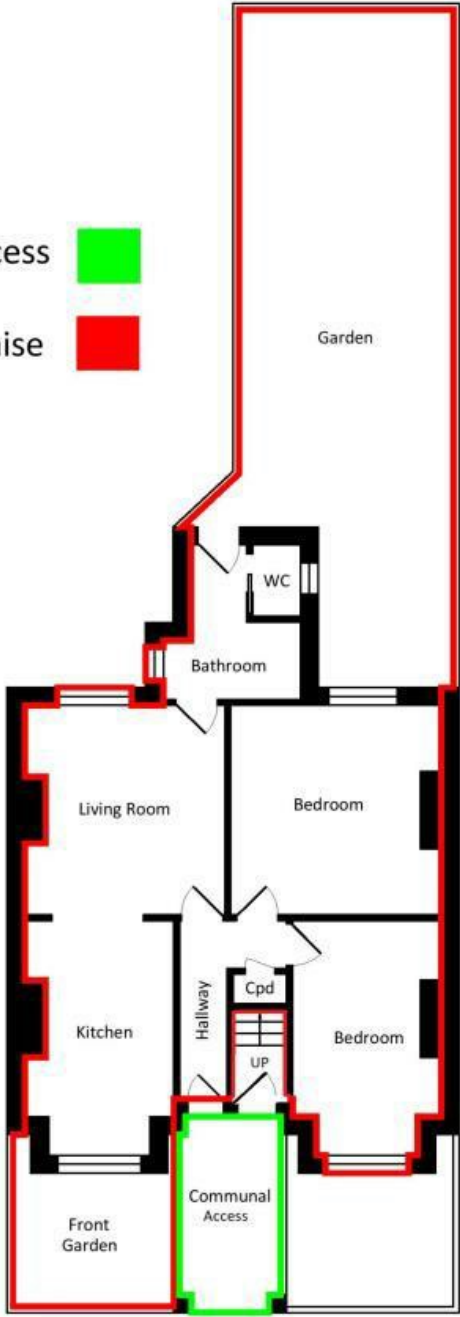


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Communal Access



Demise



GROUND FLOOR LEVEL

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.