



Elm Grove, Brighton, BN2 3EL

£1,350 Per month



- Spacious Maisonette
- Good Size Kitchen
- Arranged Over Two Floors
- Gas Heating
- Un-Furnished

- Large Bright Living Room
- Two Double Bedrooms
- Private Street Entrance
- Popular Location
- Sole Agent

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Summary

Priors are pleased to offer this spacious first and second floor maisonette situated in a popular residential location. The accommodation is spacious, well planned and includes a good size lounge, Kitchen and two bedrooms.

Considered ideal for 2 sharers, or a couple wanting a spare room / office.
Gas heating. Un-furnished.

Entrance Hall

The flat has its own private front door / street entrance leading to the split level hall, stairs and landing

Lounge

15 x 11 (4.57m x 3.35m)
A bright spacious living room

Kitchen

11'9 x 9 (3.58m x 2.74m)
Good size kitchen with fitted units.
Oven and fridge. Plumbing for washing machine.

Bedroom One

14 x 12 (4.27m x 3.66m)
A bright attic / loft style room with velux windows.

Bedroom Two

9 x 9 (2.74m x 2.74m)
Double bedroom

Bathroom

Bathroom suite including tub, with shower over.

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

