



**Elm Grove, Brighton BN2 3ET**

**welcome to**

## **Elm Grove, Brighton**

Spacious two-bedroom maisonette with a large private garden. Features an open-plan living room/kitchen/diner, modern bathroom and great transport links in a vibrant location with parking. 50% share of freehold.







**Lower Ground Floor**

**Ground Floor**

Total floor area 72.4 m<sup>2</sup> (780 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Elm Grove, Brighton

- PRIVATE GARDEN
- SOUGHT-AFTER LOCATION
- OPEN PLAN LIVING ROOM/KITCHEN/DINER
- TWO BEDROOMS
- RESIDENTS ON STREET PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 18 Nov 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £375,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/BEG107013](https://fox-and-sons.co.uk/Property/BEG107013)



Property Ref:  
BEG107013 - 0006

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