



Jack Taggart & Co
RESIDENTIAL SALES AND LETTINGS



PER MONTH

£1,500 Per Month

Elm Grove
Brighton, BN2 3EL

PROPERTY SUMMARY

Jack Taggart & Co are delighted to present to the market this charming, two double-bedroom, ground floor apartment positioned within a converted Edwardian building, in the popular Elm Grove area.

The living room, at the front of the property has extensive south-facing bay windows and is large enough to dine in. The living area boasts a magnificent Edwardian fireplace, with original tiles. It also has high ceilings, white wall and grey carpet throughout.

The master bedroom is a great size and has a large sash window. Just outside this bedroom is a wide hallway with the perfect spot for excess storage units or bookshelves. The second bedroom is at the back of the property and large enough to accommodate a double bed, or would make an ideal office, or children's bedroom. Both bedrooms has stunning views of the South Downs.

The kitchen has been recently renovated and has white bespoke cupboards, with soft touch and lots of storage. A electric hob, oven, boiler and space for a washer dryer. With lots of plugs and a window to let in light, this kitchen is perfect for any family or foodie.

Also recently renovated, the bathroom has high-quality fittings and fixtures with built-in bath and over-head shower. Timeless styled white tiles surround the bath, hand basin, mirrored storage cupboard, heated towel rack and sleek toilet unit.

The property is within easy walking distance of city centre shops, bars/pubs/restaurants, with easy access to the South Downs and Racecourse Hill to the East - perfect for country walks. It is within easy reach of Brighton station and Lewes Road thoroughfare.

This one will go quickly so make sure you call us now on 01273 974929 to arrange your viewing - you don't want to miss this!

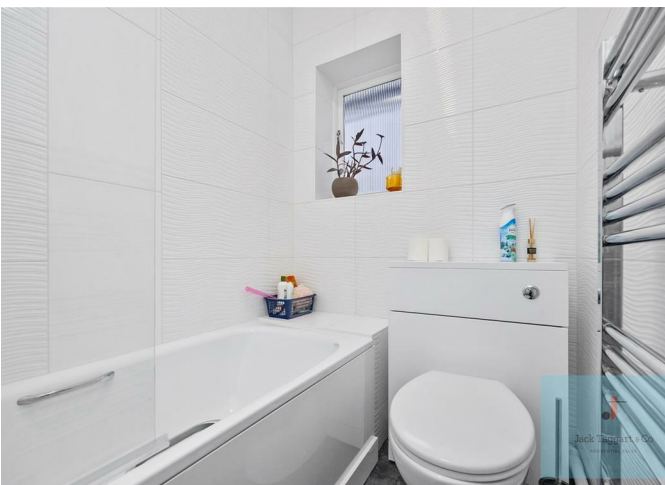
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1



1







Elm Grove



Ground Floor
Approximate Floor Area
487.71 sq ft
(45.31 sq m)

Approximate Gross Internal Area = 45.31 sq m / 487.71 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

2
1
1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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