



147 Elm Grove, Brighton, BN2 3ES

£1,495 PCM

Maslen Letting Agents is delighted to offer a spacious MAISONETTE in a popular location on Elm Grove close to schools, Town Centre and transport links throughout Brighton & Hove. The apartment comprises TWO DOUBLE BEDROOMS, living room, kitchen with appliances, bathroom and separate WC. EPC Rating D. Deposit £1725. Council Tax Band B. The property is unfurnished and from Mid-April.

## **Main Entrance**

Personal main door leading to: Stairs leading to the lower level and first floor. Doors leading to:

## **Living Room**

13'5" x 12'2" (4.10m x 3.73m)

Double glazed Southerly aspect front bay window. Wooden flooring. Radiator. Archway leading through:

## **Kitchen**

13'2" x 10'3" (4.03m x 3.14m)

Rear aspect window. Built in storage cupboard. Matching wall and base units. Space/plumbing for a dishwasher. Integral fridge and freezer. Washing machine. Built in electric oven and hob. Wall mounted gas central heating boiler.

## **Lower Level**

## **WC**

Rear aspect window. Low level WC. Wash hand basin.

## **First Floor Landing**

## **Bedroom One**

14'10" x 10'3" (4.53m x 3.14m)

Southerly aspect front aspect bay window. Built in storage and shelving. Radiator.

## **Bedroom Two**

11'10" x 10'3" (3.61m x 3.14m)

Built in wardrobes. Rear aspect window. Radiator.

## **Bathroom**

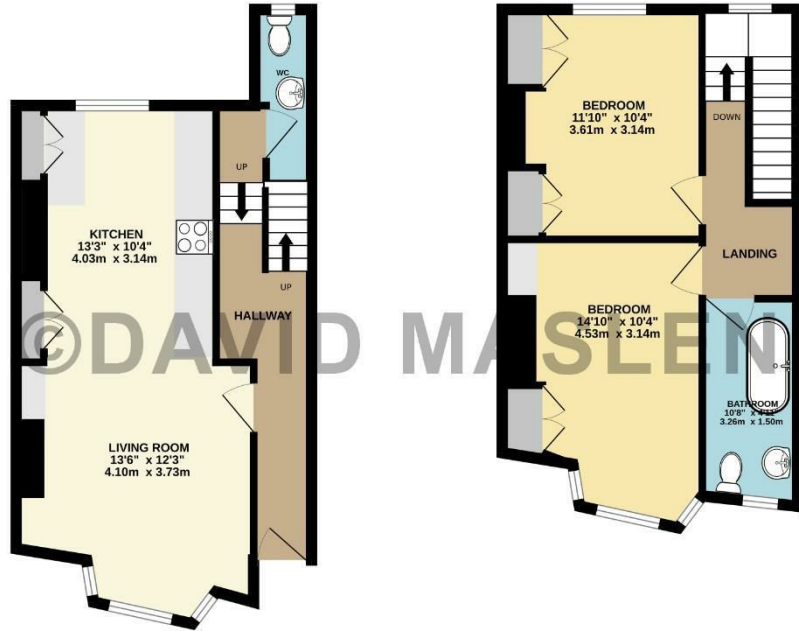
Front aspect window. Roll top bath with shower above. Wash hand basin. Radiator. Please note the WC in this room will not be working.





GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Drawn with Metagor iCAD2D

#### Energy Efficiency Rating

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

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

#### IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

## COVERING THE CITY

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