



Elm Grove, Brighton, BN2 3ES

Guide Price Offers over £280,000 - £325,000 Freehold

Pearson  
Keehan

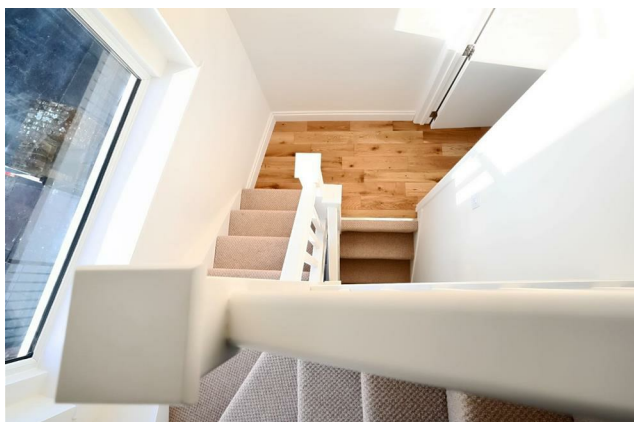


**Elm Grove, BN2**  
 Approximate Gross Internal Area = 37 sq m / 403 sq ft  
 (excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained herein, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
105-120 <b>A</b>		105-120 <b>A</b>	
85-105 <b>B</b>		85-105 <b>B</b>	
65-85 <b>C</b>		65-85 <b>C</b>	
45-65 <b>D</b>		45-65 <b>D</b>	
25-45 <b>E</b>		25-45 <b>E</b>	
15-25 <b>F</b>		15-25 <b>F</b>	
1-15 <b>G</b>		1-15 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Pearson Keehan are excited to bring to the market this truly unique, newly refurbished one bedroom house that spans over three storeys and is situated in a vibrant part of Brighton.

Stepping inside this end-of-terraced property, on the ground floor you have a double bedroom with bespoke fitted wardrobes and a white tiled contemporary shower room. Moving upstairs to the first floor, a stunning kitchen/dining room complete with integrated appliances can be found and on the second floor is 20 ft living room with superb far reaching views.

Outside, the south facing front patio garden is gated and is accessed via modern bi-folding doors.

In terms of location, Elm Grove is within easy reach of the City Centre and Brighton's famous North Laine district where you are spoilt for choice for a number of trendy coffee shops, bars, restaurants and superb independent stores. Brighton Mainline Railway Station is approximately 0.9 miles away and offers direct links to London & Gatwick.

This freehold individual property is being sold with no onward chain and would be an ideal purchase for first-time buyers, investors and could be a superb holiday let too.

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Pearson Keehan Ltd. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.

**Pearson Keehan**

95 Portland Road, Hove, East Sussex, BN3 5DP  
 Tel: 01273 206999 Email: info@pearsonkeehan.com  
 pearsonkeehan.com

