



**Guide Price**  
**£260,000**

**Share of  
Freehold**

2x  1x  1x 

**Elm Grove, Brighton,  
East Sussex, BN2**

**cubitt&west**  
Helping you move forwards





## Main features

- **Joint Freehold- a great financial investment**
- **Private decked courtyard**
- **Own front door**
- **Excellent location, very close to highly rated Elm Grove school**
- **Chain free**

## Accommodation

### LOWER GROUND FLOOR

Entrance Hall

Lounge : 15'7 x 12'0 (4.75m x 3.66m)

Kitchen : 8'3 x 7'5 (2.52m x 2.26m)

Bedroom 1 : 13'9 maximum x 12'0 maximum (4.19m x 3.66m)

Bedroom 2 : 10'2 x 6'5 (3.10m x 1.96m)

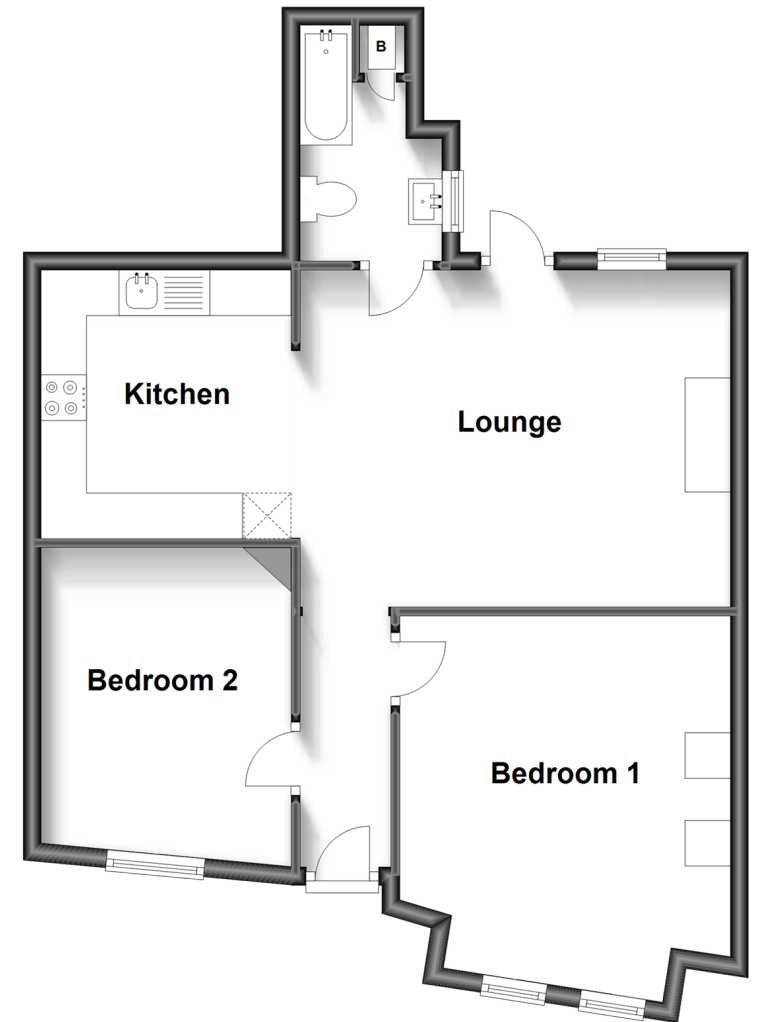
Bathroom

### OUTSIDE

Rear Decked Courtyard

### Lower Ground Floor

Approx. 57.0 sq. metres (613.7 sq. feet)



**Call Lewes Road Brighton - 01273 604377 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale