



Total Area Approx 745.50 sq ft

10 Grove Bank, Grove Hill, Brighton, BN2 9NF

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Offers In Excess Of £310,000 Leasehold



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ATTENTION INVESTORS! A spacious 3 bedroom apartment currently let to 3 sharers. Situated on the second floor of a low rise purpose built block a short walk from the Seafront, St Peter's Church and North Laine. The property is made up of 3 bedrooms, large living/dining room leading to balcony, separate kitchen, bathroom and WC. Great location for students with convenient transport links nearby to both universities and City Centre.

Communal Entrance
Entry phone buzzer. Stairs to second floor.

Entrance Hall
Built in cupboard and intercom.

Lounge/Dining Room
4.84m x 3.66m (15'10" x 12'0")
Window to rear, door to balcony.

Kitchen
3.14m x 2.02m (10'3" x 6'7")
Range of units at eye and base level with worktops over, stainless steel sink with drainer, open pantry cupboard. Fitted electric oven with gas hob over. Window to front.

Bedroom 1
4.84m x 3.66m (15'10" x 12'0")
Window to rear and side.

Bedroom 2
3.66m x 3.32m (12'0" x 10'10")
Window to rear.

Bedroom 3
3.17m x 3.16m (10'4" x 10'4")
Window to side.

Bathroom
Bath with mixer shower over, wash hand basin with cupboard below, obscured window to front.

Separate WC
Low flush WC, obscured window to front.



- Investment Opportunity
- 3 Double Bedrooms
- Well Proportioned Accommodation
- Let to Sharers (£1500 pcm)
- Private Balcony
- Separate Kitchen and Living Room
- Bathroom & WC
- Close to Local Amenities
- Transport Links to Universities & City Centre
- Walking Distance to Seafront

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(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	