

# PHILLIPS & STILL

Elm Grove, Brighton

Asking Price £190,000 - £200,000



- An opportunity to acquire this one bedroom lower ground floor flat
- Rear garden
- Own private entrance
- Perfect home or investment purchase
- No onward chain

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)

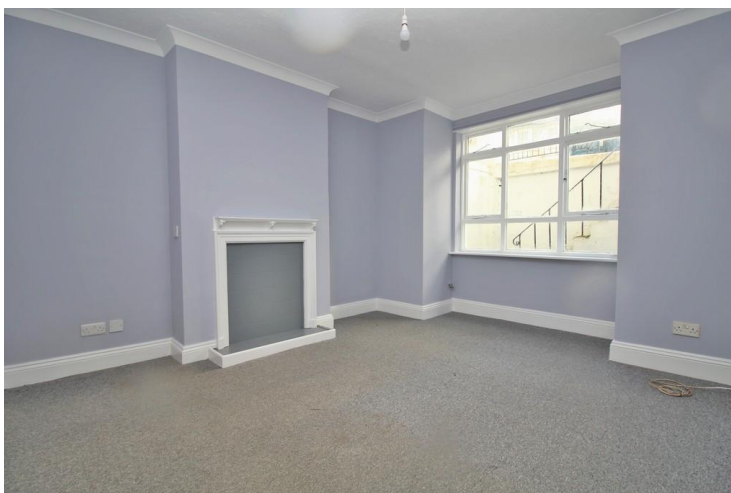




This one-bedroom lower ground floor flat presents an excellent opportunity for first-time buyers or investors. Featuring its own private entrance, the property is in good condition throughout, with potential for personal touches.

A good-sized rear patio garden offers a low-maintenance outdoor space, perfect for relaxation or entertaining. Conveniently located near Brighton Racecourse and The Level, as well as various local amenities, this flat is ideally situated for easy access to the best of Brighton.

Additionally, it comes with no chain, making for a straightforward purchase process.



## Elm Grove, Brighton, East Sussex, BN2

Approximate Area = 549 sq ft / 51 sq m  
For further information, please contact us



LOWER GROUND FLOOR

## Accommodation

### LOWER GROUND FLOOR

ENTRANCE HALL

LIVING ROOM  
13' 7" into bay" x 11' 9" (4.14m x 3.58m)

BEDROOM  
11' 5" x 9' 1" (3.48m x 2.77m)

KITCHEN  
9' 9" x 8' 9" (2.97m x 2.67m)

BATHROOM

### OUTSIDE

PATIO GARDEN







## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75

## Agents Note:

Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.helptobuy.org.uk](http://www.helptobuy.org.uk)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)  
<http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

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**01273 771111**

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