

Jack Taggart & Co

RESIDENTIAL SALES

ELM GROVE , BN2 3EL

£300,000

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A bright two-bedroom Edwardian home situated within the popular Elm Grove area. One immediately notices the property has been cared for and is well-appointed throughout. The property is within easy walking distance of city centre shops, bars/pubs/restaurants, with easy access to the South Downs and Racecourse Hill to the East – perfect for country walks. It is within easy reach of Brighton station and Lewes Road thoroughfare.

To the front of the property is a small courtyard garden with a utility cupboard to accommodate bicycles and other items. The living room at the front of the property is large enough to dine in and features an original Edwardian fireplace. It has oak hardwood flooring, which extends throughout the hallway and bedrooms. The hallway runs the length of the property, with two large cupboards to provide ample storage.

The master bedroom has a double-glazed door leading out into the garden. The second bedroom has built-in cupboard storage and is large enough to accommodate a double bed, or would make an ideal office, or children's bedroom. Both bedrooms are fitted with acoustic double glazing.

The kitchen is tiled around the entire room and has a durable limestone floor. The kitchen houses a Worcester combi boiler that provides gas central heating and has been recently serviced.

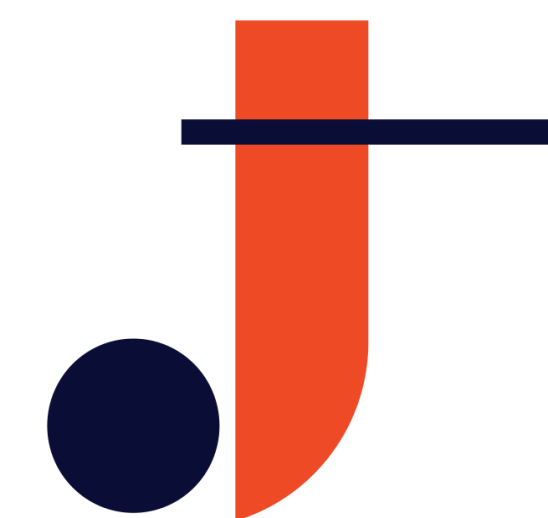
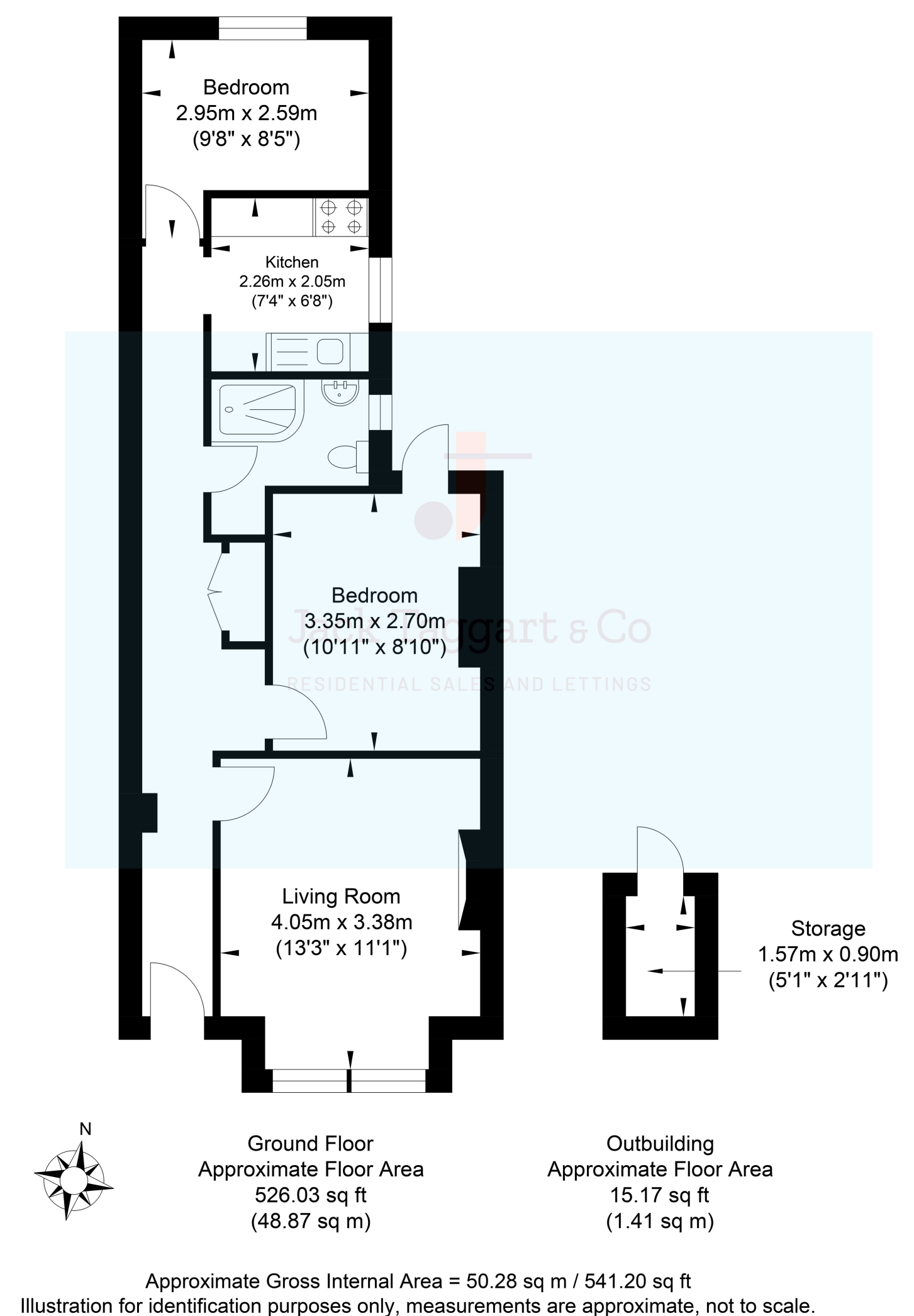
The bathroom has high-quality fittings and fixtures with built-in shelf storage and a 'rain shower'.

The private garden has a tool shed and is beautifully landscaped. It provides an afternoon/evening sun trap, with views towards the downs.

The property has been extended at the rear, making it larger than it might appear outside.

Call today to arrange a viewing.

Elm Grove



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