



HANOVER HOMES

Elm Grove, Brighton
Offers Over £400,000

Spacious three bedroom maisonette with South Facing Garden | Share of Freehold **SSTC**

Spacious three bedroom maisonette with a stunning South facing rear garden. The property benefits from an open plan kitchen diner with bi-fold doors on to the rear garden area, gas central heating, and a private street entrance. Vendor suited.

SEPARATE STREET ENTRANCE

ENTRANCE HALLWAY Gas and electric meters. Recessed spotlights. Reclaimed wooden flooring.

LOUNGE Reclaimed wooden flooring. Radiator. Built in storage cupboard. Understairs storage with cupboard. Recessed spotlighting and centre light.

Leading to:

KITCHEN/DINER (Underfloor heating throughout)

DINING AREA

Double glazed glass roof with supporting beams. Radiator. UPVC double glazed bi-folding doors to rear garden.

KITCHEN AREA

Fitted with range of matching wood fronted cupboards and drawers. Inset stainless steel sink unit with mixer tap. Space and plumbing for washing machine and slimline dishwasher. Space for dual fuel cooker. (Elec hob/ gas oven) Spotlighting.

Glazed door to;

BATHROOM

White suite comprising claw foot bath with mixer tap and telephone style shower attachment. Vanity unit. WC, recessed spotlighting, extractor feature circular window and range of glass bricks. Chrome towel radiator.

FIRST FLOOR

BEDROOM 3

UPVC double glazed windows. Radiator.

SEPARATE WC

Toilet with built in sink and mixer tap. Feature glass bricks.

FIRST FLOOR MAIN LANDING

Built in storage cupboard. Hatch with pull down ladder to loft.

BEDROOM 2

UPVC double glazed window, radiator. Built in cupboard housing 'Worcester' combination boiler.

BEDROOM 1

UPVC double glazed window, radiator.

OUTSIDE

Paved patio section leading to most attractive South facing garden, garden pond, garden shed. Mature shrubs and flowers including fig and pear trees.

Tenure.....Leasehold (To include share of Freehold)

Lease & Maintenance.....999 years from 2018 - As and when basis

Tenure: Share of Freehold

Garden details: Enclosed Garden, Private Garden, Rear Garden, Terrace

More details can be found at www.hanoverhomes.net or scan below:





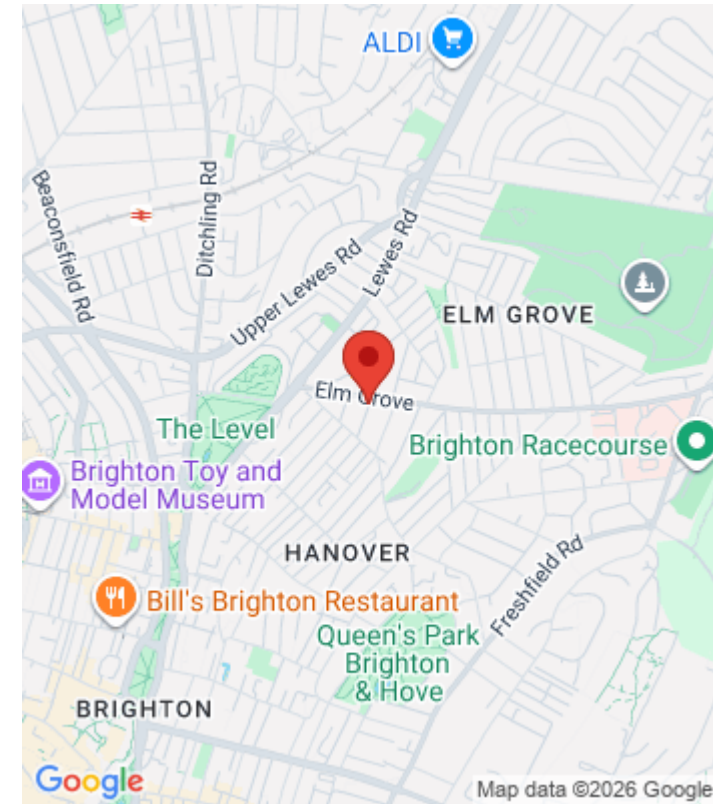
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Total area: approx. 83.4 sq. metres (897.2 sq. feet)

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Plan produced using PlanUp.

64a Elm Grove, -



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Viewing by appointment only
Hanover Homes

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