



Elm Grove, BN2

£575,000

INTRODUCING

Elm Grove, BN2

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms | 1182 Sq Ft |
South-facing garden

Nestled in the highly desirable Elm Grove area of Brighton, this well-presented three-bedroom house offers an exceptional opportunity for those seeking a comfortable and conveniently located family home. This property combines practical living spaces with an enviable position, making it a truly attractive proposition for a wide range of buyers.

Upon entering, you are greeted by a welcoming atmosphere that extends throughout the home. The property features three generously sized bedrooms, providing ample space for family living or for those requiring a dedicated home office. The accommodation is thoughtfully laid out, ensuring a seamless flow between rooms and maximising natural light.

One of the standout features of this residence is its excellent bathroom facilities. The house benefits from a main bathroom, complete with an additional shower, alongside a separate shower room. This dual provision ensures convenience and flexibility for busy households. Furthermore, the property includes a dedicated utility room.

The heart of this home extends outdoors to a charming south-facing garden. This private oasis is perfect for enjoying sunny afternoons, al fresco dining, or simply relaxing with a book. The orientation ensures plenty of natural light throughout the day, creating a bright and inviting outdoor space for both entertaining and quiet enjoyment. It offers a wonderful extension to the living accommodation, providing a tranquil escape from the hustle and bustle of city life.





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The location of this property is undoubtedly one of its strongest assets. Situated in Elm Grove, residents benefit from a vibrant community atmosphere with easy access to a plethora of local amenities, including independent shops, cafes, and highly-regarded schools. For commuters, the convenience is unparalleled; Brighton station is just a pleasant 20-minute walk away, offering excellent links to London and beyond. The proximity to the city centre means that Brighton's diverse cultural attractions, extensive shopping facilities, and famous seafront are all within easy reach, providing an exceptional lifestyle opportunity.

This house represents a fantastic chance to acquire a well-appointed home in a prime Brighton location. With its practical layout, multiple shower facilities, and delightful south-facing garden, it is perfectly suited for modern family living. We highly recommend an early viewing to fully appreciate all that this superb property has to offer.







Education:

Primary: Elm Grove Primary, St Luke's Primary, Fairlight Primary School, St Martin's CofE Primary School

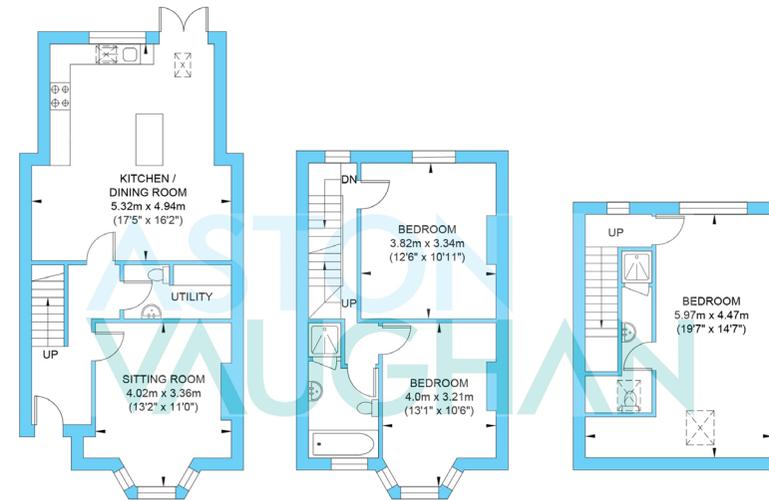
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College and prep school, Lancing College Prep

Good to Know:

Hanover and the surrounding streets close to Elm Grove continue to offer popular locations for families and professionals to live when moving to the city. They tick so many boxes with their vibrant and welcoming community; colourful terraced houses; foodie pubs; incredible hilltop views and close proximity to excellent schools, Brighton Station and the city centre. Both Brighton and Sussex Universities are nearby and this house benefits from The Patch Park just a short walk from the front door where children can play and the community hosts three festivals each year. Transport links are excellent with buses stopping nearby taking you throughout the city and beyond and the trainline from Moulsecoomb Station runs to Lewes and the surrounding countryside. Further up the hill you find The South Downs Way and the beach is just 30-minutes on foot. The city centre shops, North Laine District and Lewes Road amenities are also nearby, so this stylish home sits on some of the most prime land in the country.

Elm Grove



Ground Floor
Approximate Floor Area
511.61 sq ft
(47.53 sq m)

First Floor
Approximate Floor Area
372.43 sq ft
(34.60 sq m)

Second Floor
Approximate Floor Area
298.16 sq ft
(27.70 sq m)

Approximate Gross Internal Area = 109.83 sq m / 1182.2 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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