



**hamlyn  
smith.**


Elm Grove, Brighton, BN2 3ET

£1,300 Per month

# hamlyn smith.

 1 Bedroom

 1 Reception

 1 Bathroom

A recently refurbished one bedroom garden flat in a Victorian building on Elm Grove, moments away from shops and cafes and only 15 minutes walk from Brighton station and the North Laine. Highlights are the lovely large reception room, a spacious double bedroom and the pretty walled garden.

- One bedroom apartment
- Recently refurbished throughout
- Own street entrance
- Walled rear garden
- No Students





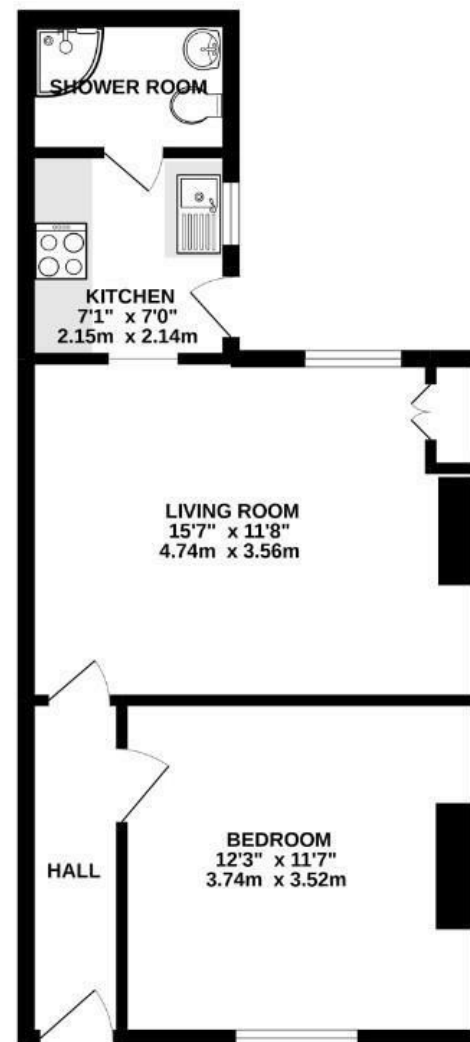
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This period garden flat on Elm Grove makes a comfortable and stylish home in a bustling Brighton location. On entering the flat you will find the spacious double bedroom with a window to the front of the property with gorgeous plantation shutters. All the windows in the flat are double glazed, keeping the flat quiet and cosy. In the large living room, the window to the rear also has plantation shutters. There is plenty of room in this room for a dining table, conveniently next to the door to the adjoining kitchen. The kitchen has been tastefully designed with solid wood worktops over white modern units, with an electric induction hob and an AEG oven. There is an integrated washing machine housed in a unit under the sink area. A door from the kitchen leads up steps to the pretty walled garden which is a nice size and currently paved with pot plants. There is plenty of scope here for someone with green fingers! Finally, the new shower room has a corner shower unit, a hand basin set in a bespoke vintage unit, and vertical metro tiles on the walls.

Elm Grove is a fantastic location for anyone wanting to live in the heart of Brighton's bustling community. You can walk to the North Laine in 15 minutes and there are bus routes only moments away that will take you all over Brighton, including of course, down to the seafront. For commuters, Brighton station is 15 minutes walk where there are fast Thameslink and Southern services to London.

GROUND FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



ELM GROVE

TOTAL FLOOR AREA : 433 sq.ft. (40.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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