

# Bonchurch Road

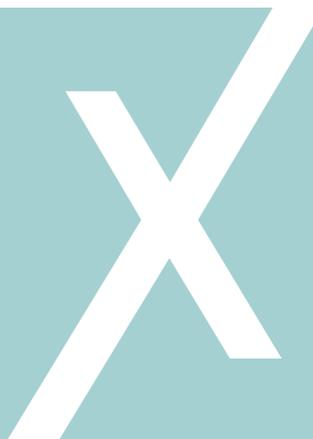
## Brighton

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COMMERCIAL



# Bonchurch Road Brighton

£300,000



2

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

A thoughtfully decorated and well presented bright and airy lower ground floor, two bedroom flat located in the popular Elm Grove area.

Offering a good sized living room, two bedrooms, modern kitchen and bathroom with a large private garden.

A central hallway welcomes you upon entering the property and leads to all the living spaces. The newly renovated kitchen leads out onto a balcony terrace that accesses the West aspect garden. The main bedroom also boasts an open view onto the rear garden. The unusually spacious garden, benefits from an open vista with only trees and a picturesque school building in the immediate outlook. A real sun trap.

The modern bathroom has recently been renovated. The property's hot water tank has also been recently replaced.

Additionally, there is a patio area to the front of the property that provides ample storage space, ideal for bikes.

The property comes with the opportunity to purchase freehold.

Centrally located, the property is a short stroll from the amenities of Elm Grove including a selection of popular cafes and pubs. Within walking distance of Brighton city centre and the train station, good bus links also serve the location.

Also worthy of noting is the building's exterior is due to undergo maintenance and updating within the coming months, including re-pointing, and general checks, indicating the buildings high standard of upkeep.



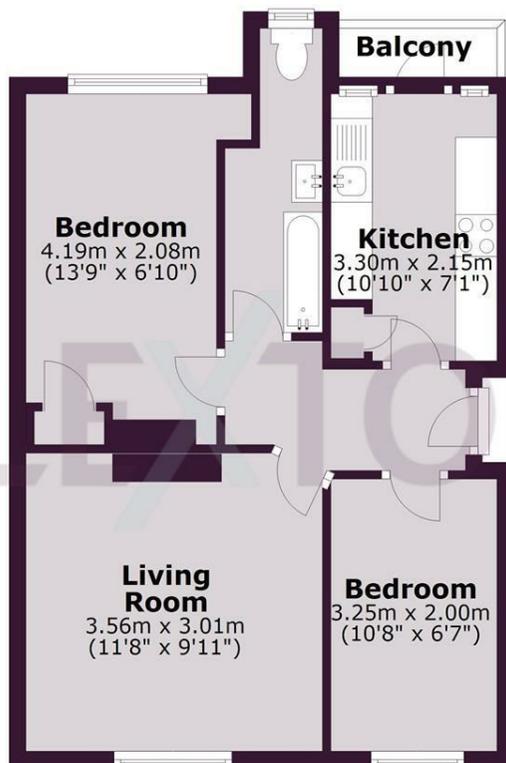






SCAN HERE TO OFFER ON THIS PROPERTY

### Lower Ground Floor



Total area: approx. 41.4 sq. metres (445.6 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			75
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	