



Grove Bank, Grove Hill, Brighton, BN2 9NF
Offers Over £325,000



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Grove Bank, Grove Hill, Brighton, BN2 9NF

Offers Over £325,000

A fantastic three-bedroom flat, situated on the third floor of this purpose-built block, situated in this extremely sought-after central Brighton location. The property is well-presented throughout and benefits from a private balcony.





Further Information

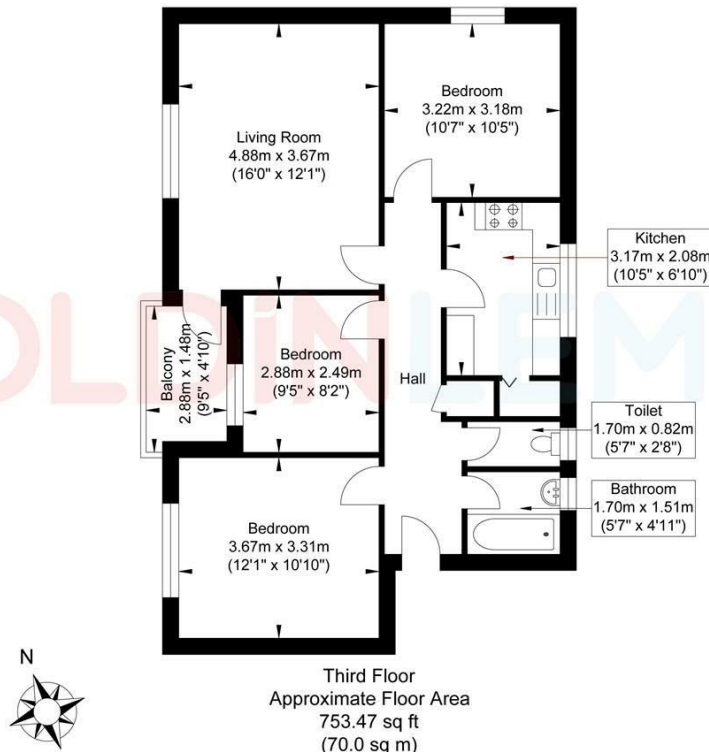
The accommodation comprises a spacious entrance hall, generous living room with door to the balcony, kitchen, bathroom, separate toilet, and three bedrooms – one currently utilised as a study. The kitchen was newly fitted in December 2024, with new windows throughout installed in August 2026, a new roof completed in May/June 2026 and the balcony rebuilt in August 2026. The property is offered for sale in good decorative order throughout, with the lease to be extended to 125 years upon completion. Early and internal viewing is highly recommended.

Grove Bank is situated on Grove Hill, in a convenient position just to the north of Brighton city centre. The property is within easy reach of the shops, cafés and amenities of the surrounding area, while Brighton seafront, the North Laine and the city centre are all readily accessible. There are also good local bus services and road links, making this a practical location for both commuters and those wanting to enjoy the wider city.

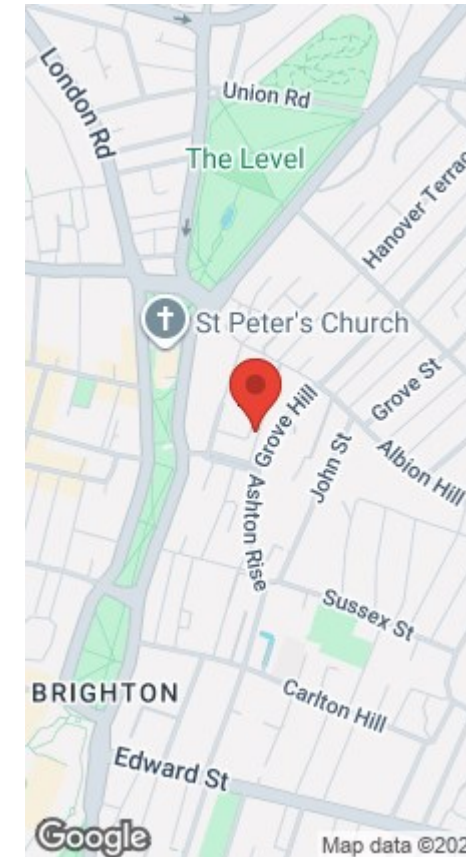
GOLDINLEMCKE

01273 777123
GOLDINLEMCKE.COM

Grove Hill



Approximate Gross Internal Area = 70.0 sq m / 753.47 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.
Call 01273 777123 or email property@goldinlemcke.com

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	74	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GOLDIN LEMCKE

01273 777123
GOLDINLEMCKE.COM

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002