



Jack Taggart & Co  
RESIDENTIAL SALES AND LETTINGS



**£250,000**  
**Elm Grove**  
Brighton, BN2 3EL

## PROPERTY SUMMARY

\*\*\* Guide price £250,000 - £275,000 \*\*\*

Nestled in the heart of the popular Elm Grove area, this charming ground-floor apartment boasts two spacious double bedrooms and is part of a beautiful Edwardian home. Combining period character with modern updates, the property offers a unique blend of elegance and practicality, perfect for first-time buyers, young families, or those seeking a peaceful retreat close to the vibrant city centre.

The living room is at the front of the property, the expansive living room is flooded with natural light, thanks to its impressive south-facing bay windows. This spacious room is ideal for both relaxation and entertaining, with ample space for a dining table. The centrepiece of the living area is a stunning Edwardian fireplace adorned with original decorative tiles, a true homage to the home's historic charm. High ceilings enhance the sense of space, while neutral white walls and a soft grey carpet create a contemporary and inviting ambiance.

The main bedroom is generously proportioned and features a large, traditional sash window that fills the room with light. Its size offers plenty of flexibility for furniture arrangements, allowing for the creation of a tranquil and comfortable sleeping environment. Just outside the master bedroom, a wide hallway provides an excellent opportunity for additional storage solutions, such as bookshelves or display units, adding functionality without compromising style.

The second bedroom is positioned at the rear of the property, offering a serene setting with uninterrupted views over the picturesque South

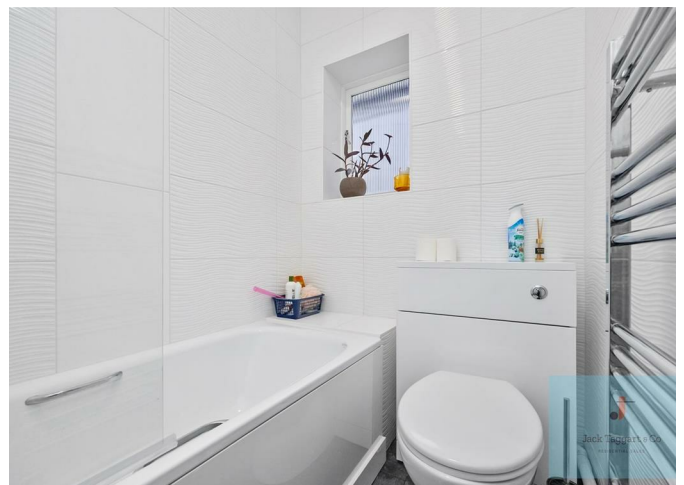
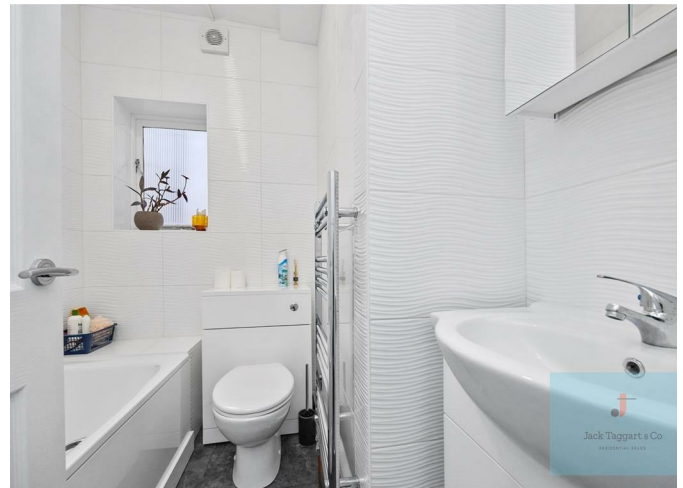
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### Elm Grove



Ground Floor  
 Approximate Floor Area  
 487.71 sq ft  
 (45.31 sq m)

Approximate Gross Internal Area = 45.31 sq m / 487.71 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

2  
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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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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