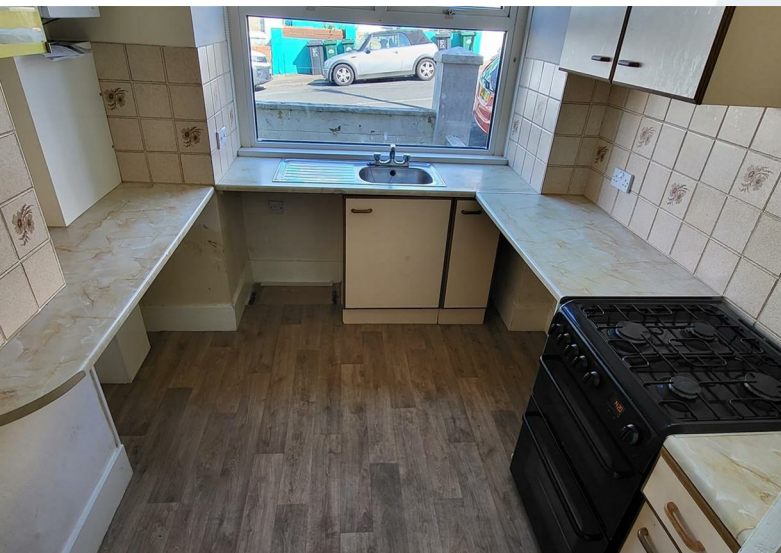




**31 Sandown Road, Brighton, BN2 3EH**  
**£280,000**

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# 31 Sandown Road, Brighton, BN2 3EH

## £280,000

Welcome to this 2 bedroom property located in the popular 'Elm Grove' area. The flat is located on the ground floor and boasts a good size kitchen. Two bedrooms. Lounge with views to the rear garden. Bathroom with mixer shower and WC. Access to rear garden with borders and shed. GFCH. The flat will require some refurbishment.

There are a number of local schools and convenience stores close by, and bus services which provide access to most parts of Brighton & Hove.

Don't miss out on the opportunity to make this flat your home. Contact us today to arrange a viewing and take the first step towards creating new memories.

**\*\*A NEW LEASE will be provided upon the sale of the property along with the opportunity to purchase a share of the Freehold.\*\***

### Kitchen

12x8 (3.66mx2.44m)

Double glazed window unit. Boiler. Selection of base & wall units. Plumbing for washing machine. Gas point. Radiator.

### Bedroom 2

12x8 (3.66mx2.44m)

Double glazed window unit. Radiator.

### Bedroom 1

11x10 (3.35mx3.05m)

Double glazed window unit. Radiator.

### Lounge

11x10 (3.35mx3.05m)

Double glazed window unit. Radiator. Fireplace surround.

### Bathroom

Bath tub with mixer shower over. Wash Basin. Single glazed window. WC. Heat recovery fan. Double glazed door to garden.

### Garden

29x11 (8.84mx3.35m)

Central paved area, borders either side. Wooden shed.

### Hallway

11x2 (3.35mx0.61m)

Radiator. High level cupboard housing electric meter. Under stair cupboard housing gas meter.



**90 Western Road, HOVE, BN3 1GG**  
**T. 01273 772385 / @.agency@wmprior.co.uk**



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 65      | 75                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.