



6 York Place, Brighton, BN1 4GU

£300,000 Leasehold

This WELL PRESENTED 2 bedroom first floor flat is perfectly situated in the heart of Brighton, just a short stroll from the seafront, The Lanes, an excellent selection of local shops, cafés, and transport links. Set within a charming period building, the property features a STYLISH BAY FRONTED living room with delightful views of St Peter's Church, a generous master bedroom with an EN-SUITE SHOWER ROOM, a fitted kitchen and attractive wooden flooring throughout. Ideal for couples, professionals or anyone seeking a vibrant city lifestyle, this characterful home combines comfort, style and convenience in one of Brighton's most desirable locations. Viewings are highly recommended. Energy Rating: D68 Exclusive to Maslen Estate Agents

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Communal front door to:

Communal Hallway

Stairs rising to first floor, personal front door to:

Hallway

Recessed spotlights, wood effect flooring, 2 x radiators, wall mounted heating thermostat, built in storage cupboard, doors to all rooms.

Bedroom

Wood effect flooring, recessed spotlights, radiator, skylight.

Bathroom

Panelled bath with mixer tap, wall mounted shower over, glass shower screen, WC, wash hand basin with mixer tap, upright radiator, recessed spotlights, part tiled walls, tiled floor.

Bedroom

Radiator, wood effect flooring, recessed spotlights, window to rear, door to:

En-Suite Shower Room

WC with concealed cistern & push button flush, wash hand basin with mixer tap, corner shower cubicle with wall mounted shower, extractor fan, part tiled walls, tiled floor.

Kitchen

Range of wall, base & drawer units with roll edge work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 burner hob with extractor over, integrated oven below, integrated fridge/freezer, integrated washing machine, cupboard housing 'Alpha' boiler, part tiled walls, tiled floor, recessed spotlights.

Lounge

Bay window to front with views of St Peters Church, wood effect flooring, recessed spotlights, radiator, range of built in cupboards.

Total approx floor area

63.4 sq.m. (682.7 sq.ft.)

Council tax band B

Parking zone Y

V1





First Floor



Total area: approx. 63.4 sq. metres (682.7 sq. feet)

Please note that the roof terraces have not been included in the square meterage. Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is given as to their suitability or efficiency can be given.

Plan produced using PlanUp

York Place

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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