

austin gray
first floor office 123-125 dyke road, hove, bn3 1tj
Tel: 01273 232232
residential@austingray.co.uk
www.austingray.co.uk

austin gray



8 York Place York Avenue

Hove, BN3 1PN

Offers In The Region Of £775,000

Approaching the property, a charming small front garden lined with mature shrubbery sits to the left. Ascending the steps and entering through the front door is a small landing, where the staircase rises to the upper levels of the home. To one side, is a guest bathroom, thoughtfully designed with access to deep built-in cupboards, just one of the many generous storage solutions found throughout the property.

Following through the home, you will find a well-proportioned dual aspect living/dining room, featuring light parquet flooring and gas fireplace. Following through the dining room, through a glass panelled door is a modern kitchen with integrated appliances and ample storage. At the end of the kitchen is a door that leads out to the small courtyard west facing back garden with side access to the front of the property.

Ascending the stairs to the first floor and to the left is a well sized white family bathroom. Two well-proportioned double bedrooms sit opposite, both featuring fitted wardrobes. The principal bedroom, arranged in an L-shape, gives an illusion of a separate dressing area. Rising to the third floor is the final double bedroom with wood flooring and eaves storage.

York Place continues to impress with unexpected features, including a cellar accessed via a discreet hatch in the dining room floor, a practical and versatile space for storage or creative use. The property offers off-street parking in the form of a garage, which can be accessed directly from the back garden or via the street entrance.

- Three Double Bedrooms
- End of Terrace
- Dual Aspect Living/Dining Room
- Ample Storage Throughout
- Two Gardens
- Garage
- Double Glazed Windows
- Prime Location Near St Ann's Well Gardens, Brighton Beach and Mainline Station
- Council Tax Band: D

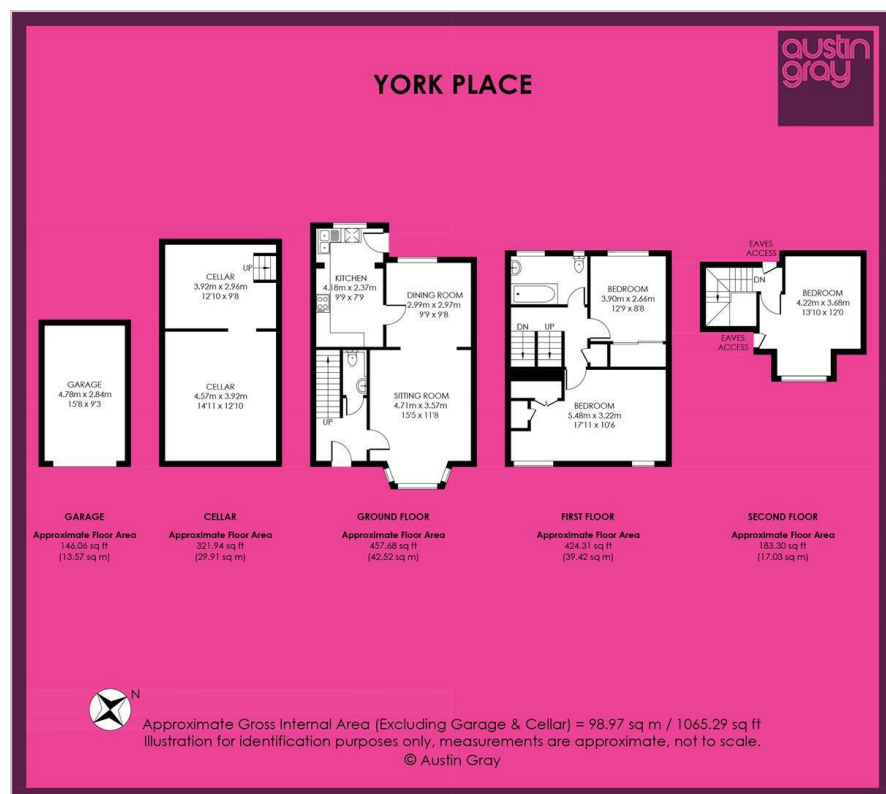
Viewing

Please contact our Austin Gray Residential Office on 01273 232232

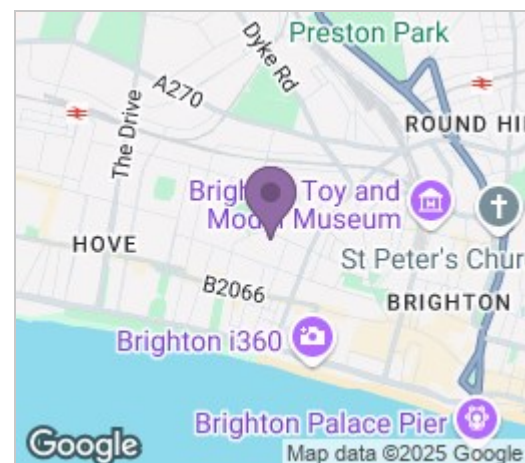
if you wish to arrange a viewing appointment for this property or require further information.



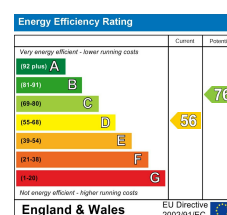
Floor Plan



Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

austin gray

first floor office 123-125 dyke road, hove, bn3 1tj

Tel: 01273 232232

residential@austingray.co.uk

www.austingray.co.uk

austin gray