



York Villas, Brighton



Guide Price
£325,000
Leasehold

- TWO BEDROOM FIRST FLOOR APARTMENT
- IDEAL CENTRAL BRIGHTON LOCATION
- NO ONWARD CHAIN
- NEW LEASE UPON COMPLETION IF NEEDED
- WELL PRESENTED THROUGHOUT
- CLOSE PROXIMITY TO 7 DIALS & BRIGHTON STATION
- IDEAL FIRST TIME BUY

*** GUIDE PRICE £325,000 - £350,000 ***

Introducing a stylish and modern two bedroom first floor flat situated on York Villas, Brighton. This delightful residence benefits from being well refurbished throughout boasting a open plan kitchen/living area, modern fitted shower room and two bedrooms.

Located in York Villas this apartment is on the doorstep of Seven Dials with its variety of bars, restaurants, cafes, supermarkets and local independent shops. The property is also located within close proximity to Brighton mainline station with its direct links to London and is also walking distance to central Brighton. This two bedroom apartment is an ideal first time buy.

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Accommodation

Entrance Hall

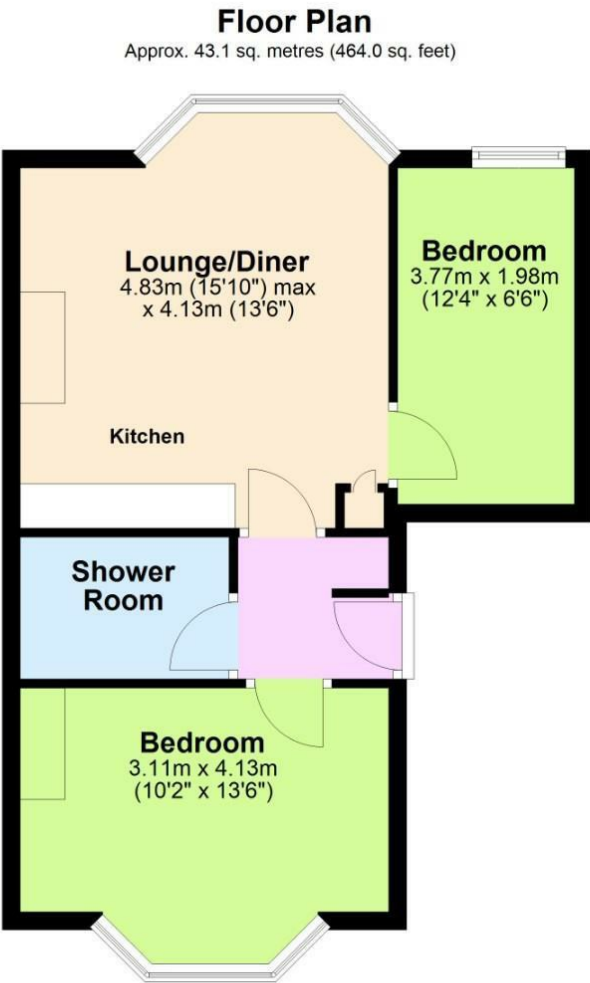
Kitchen/Lounge/Diner 15'10 x 13'6 (4.83m x 4.11m)

Bedroom One 13'6 x 10'2 (4.11m x 3.10m)

Bedroom Two 12'4 x 6'6 (3.76m x 1.98m)

Shower Room





Total area: approx. 43.1 sq. metres (464.0 sq. feet)

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.