



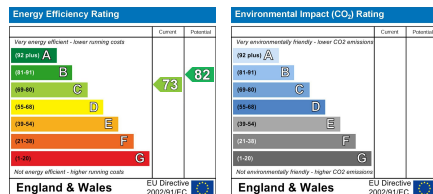
York Grove, Brighton, BN1 3TT

Offers in excess of £270,000 - Leasehold

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A truly rare opportunity to acquire this spacious one bedroom first floor apartment with dedicated off-street parking for two cars. The property lies in a popular Brighton location, close to the vibrant Seven Dials, the trendy North Laine district and Brighton Railway Station.

The apartment boasts generous proportions throughout with the accommodation briefly comprising of a large bedroom to the rear, a centrally located modern bathroom and to the front is the expansive open plan kitchen/living room that enjoys an abundance of natural light via its west facing bay window. This room is a particular feature of the property and offers a lovely space to unwind, dine and socialise.

To the front of the building, a dedicated parking area provides two off-street parking spaces for the sole use of this property. The property lies in a prime central Brighton location, so this really is a rare opportunity to purchase an apartment with this much parking!

York Grove offers excellent proximity to all Brighton has to offer with the Seven Dials being just up the road, where you can find a number of trendy coffee shops, restaurants, supermarkets and other independent stores. Likewise, the uber cool North Laine district is also just a short stroll away and Brighton Station is only 0.6 miles away.

The property is being sold with the added benefit of having a long lease term of 174 years and no onward chain.

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