



hamlyn
smith.

York Road, Hove, BN3 1DL

£300,000

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 2 Bedroom

 1 Reception

 1 Bathroom

****Guide price £300,000 - £325,000****

Situated at the southern end of York Road, in the highly desirable Brunswick Town conservation area, this two-bedroom flat benefits from a patio garden and a private entrance.

- Two bedroom apartment
- Patio garden
- Own street entrance
- City centre location
- Share of freehold
- No onward chain
- EPC rating - C
- Council tax band B





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Approaching the property on York Road, you will find this lower ground floor apartment located in a fine four-storey Victorian building with a stucco façade and bay windows. Wrought iron railings have a gate through which you pass to reach your private front door, down a few steps from the street.

Inside, the flat is painted in fresh white and has solid wood floors running from the entrance hall through to the reception area and into both bedrooms, giving a wonderful continuity to the space. The main reception area is at the rear of the flat with double doors onto the patio garden. The layout is open-plan and contemporary in design with a smart kitchen arranged in one corner of the room. The cabinets are white shaker-style, finished with a solid wood counter. Integrated appliances include a double fan oven and grill, with an extractor hood above, and a Hotpoint A+++ dishwasher. There is space for a washing machine and a full-height fridge freezer.

The living area is generously proportioned with flexibility for several seating layouts, and enough room for a dining table. Stepping out through the double doors onto the patio, the space provides a secluded setting for outdoor dining, with raised beds for planting.

The main bedroom is at the front of the property, with a wide bay that has a single window with frosted privacy glass. The second bedroom is another pretty double, with a window onto the patio garden. In the shower room, you will find a large walk-in shower with a waterfall showerhead, a hand basin set on a marble shelf, a WC, and a smart ladder-style towel radiator. The floor is finished with large-format tiles.

The central heating is run from a Worcester Bosch combination boiler, and the flat benefits from double glazing.

York Road is just moments from the lively restaurant and shopping areas on Western Road. From here, you can easily walk into the city centre, passing by independent retailers, cafés, and restaurants on the way. Or drop down one block to the south, and take the seafront route past the bandstand, the i360, and Shelter Hall, to the Palace Pier. The no. 18 bus will take you from Montpelier Road to Brighton station in five minutes. Close by, to the north of the property, St Ann's Well Garden is one of the city's much-loved parks and has a café and tennis courts.



Floor Plan

Floor area 50.9 m² (548 sq.ft.)

TOTAL: 50.9 m² (548 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

