



**hamlyn
smith.**

York Villas, Brighton, BN1 3TS

Guide price
£425,000 - £450,000

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 2 Bedrooms

 1 Reception

 1 Bathroom

****Guide price £425,000 - £450,000**** A unique two double bedroom, first floor apartment set within a beautiful Regency Villa close to seven dials. The walled gardens and gated entrance provide its residents with a private and tranquil retreat to call home. The South facing aspect floods the entire flat with natural light where the internal period features can be enjoyed.

- First floor two bedroom apartment
- Set within a regency villa
- Close to seven dials
- Communal gardens
- Share of freehold
- Bright and well presented throughout







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📍 50 Goldstone Villas, Hove, BN3 3RS

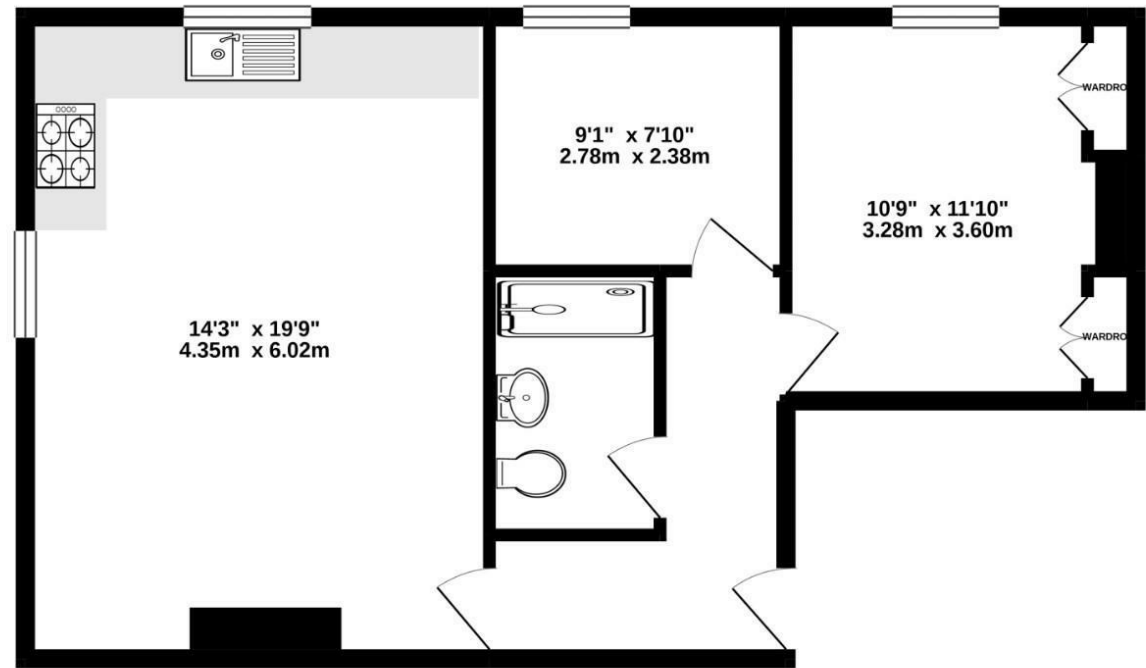
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Property Description

It's believed the property was originally built to house mistresses of the Prince Regent in 1820. However, in the 1990's the property was developed to create 6 separate dwellings with access to the communal gardens. From the roadside, you are welcomed by tall decorative gates and into the communal gardens with mature plants and flower beds but mostly laid to lawn. The communal ways of the building are well maintained and spacious with a sweeping staircase leading up to the apartment door. Upon entering the internal hallway your eyes are drawn to the main living space ahead. The dual aspect room with high ceilings, stripped wood floors and feature brick wall make it a wonderful place to spend your evenings in or entertaining guests. The open plan kitchen has been finished with shaker-style cupboard doors and has space for the large range cooker. Off the main hallway is a spacious master bedroom with a large sash window and built-in wardrobes on either side of the chimney breast. A further double bedroom has a pleasant outlook over the communal gardens and finally, the recently renovated bathroom comes complete with bath and shower over.

FIRST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.
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