



4a York Grove, Brighton, BN1 3TT

Offers in excess of £250,000

Greenways Property is pleased to present this well-appointed lower ground floor garden flat, featuring a spacious double bedroom and a generous living room. The property includes a separate kitchen with space for appliances and a bathroom with a shower. To the rear, you'll find a South-Easterly facing garden and patio.

Ideally situated for Brighton Station and the vibrant Seven Dials, York Grove is adjacent to York Villas, just a short walk from an array of bars, delis, cafés, restaurants, and entertainment options. Brighton Mainline Station, located nearby on Queens Road, offers excellent commuter links to London and beyond.

Entrance Hall

11'6 x 3'4 (3.51m x 1.02m)

Part glazed wooden door, wood laminate flooring, radiator, doors to bedroom and living room.

Living Room

15'9 x 12'7 (4.80m x 3.84m)

Easterly aspect sash window overlooking the rear garden, wall uplighters, radiator, wood laminated flooring, tv and telephone points, three storage cupboards and opening to kitchen.

Kitchen

8'11 x 5' (2.72m x 1.52m)

Southerly aspect window and double-glazed door leading to rear garden, recently installed kitchen with floor and wall mounted units, four ring hob with electric oven beneath, washing machine, space for another appliance, roll top work surface with stainless steel sink and mixer tap.

Bathroom

White suite comprising a bath with mixer tap and separate shower attachment, additional electric shower above, wash basin with storage beneath, low level close coupled w/c with push button flush, wall mounted Vaillant boiler, radiator and extractor fan.

Bedroom

14'8 x 12'7 (4.47m x 3.84m)

Westerly aspect sash windows overlooking York Grove, radiator, wood laminate flooring, coved ceiling and telephone point.

Rear Garden

16'6 x 15'3 (5.03m x 4.65m)

Easterly aspect garden with raised flower borders, limestone courtyard area, walled rear garden and an original built outhouse with power and additional storage as well as an outside water tap.

Front Courtyard

Westerly aspect patio stairs up to York Grove, understairs storage housing communal gas meters.

Other information

Tenure: Leasehold

Lease: 147 years remaining

Service Charge: £1,000 per annum

Ground Rent: £0

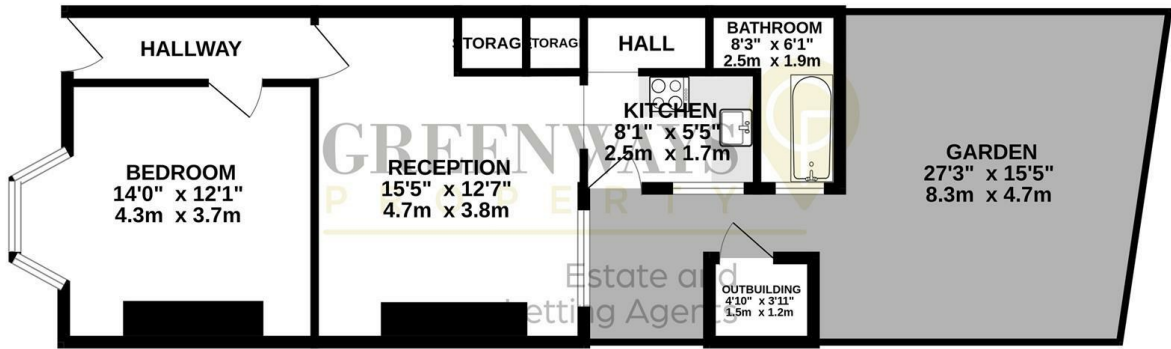
Council Tax Band: A

Local Authority: Brighton and Hove

Parking:

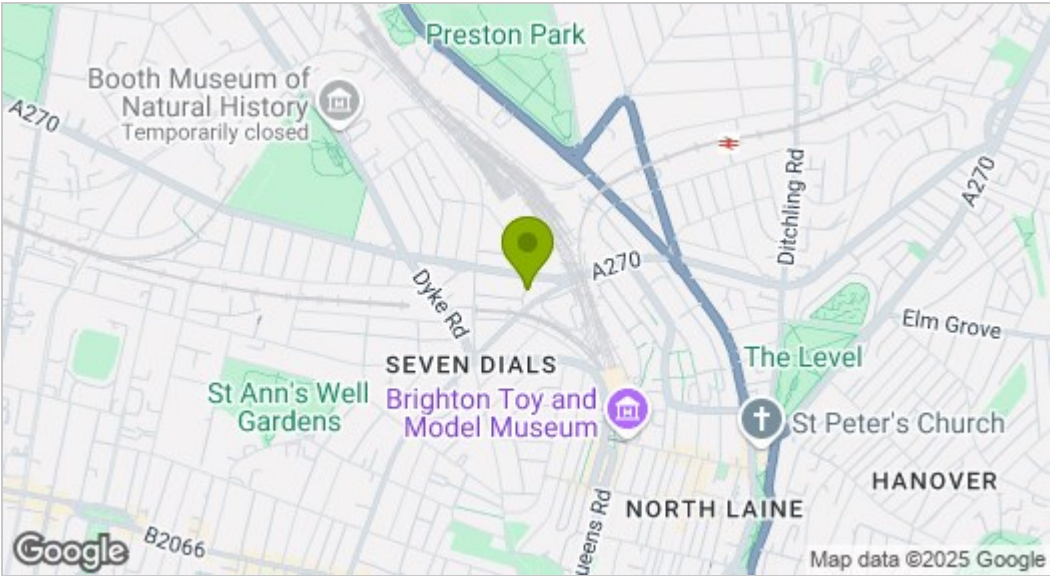
Floor Plan

GARDEN FLAT
517 sq.ft. (48.0 sq.m.) approx.

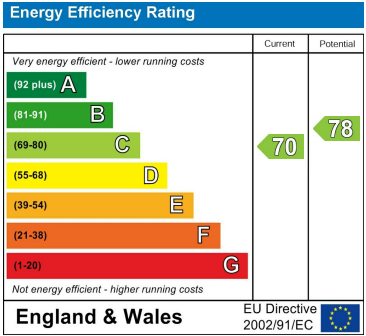


TOTAL FLOOR AREA : 517 sq.ft. (48.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Area Map



Energy Efficiency Graph



PLEASE NOTE:
Although every care has been taken in the production of these sales particulars prospective purchasers should note:
1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.