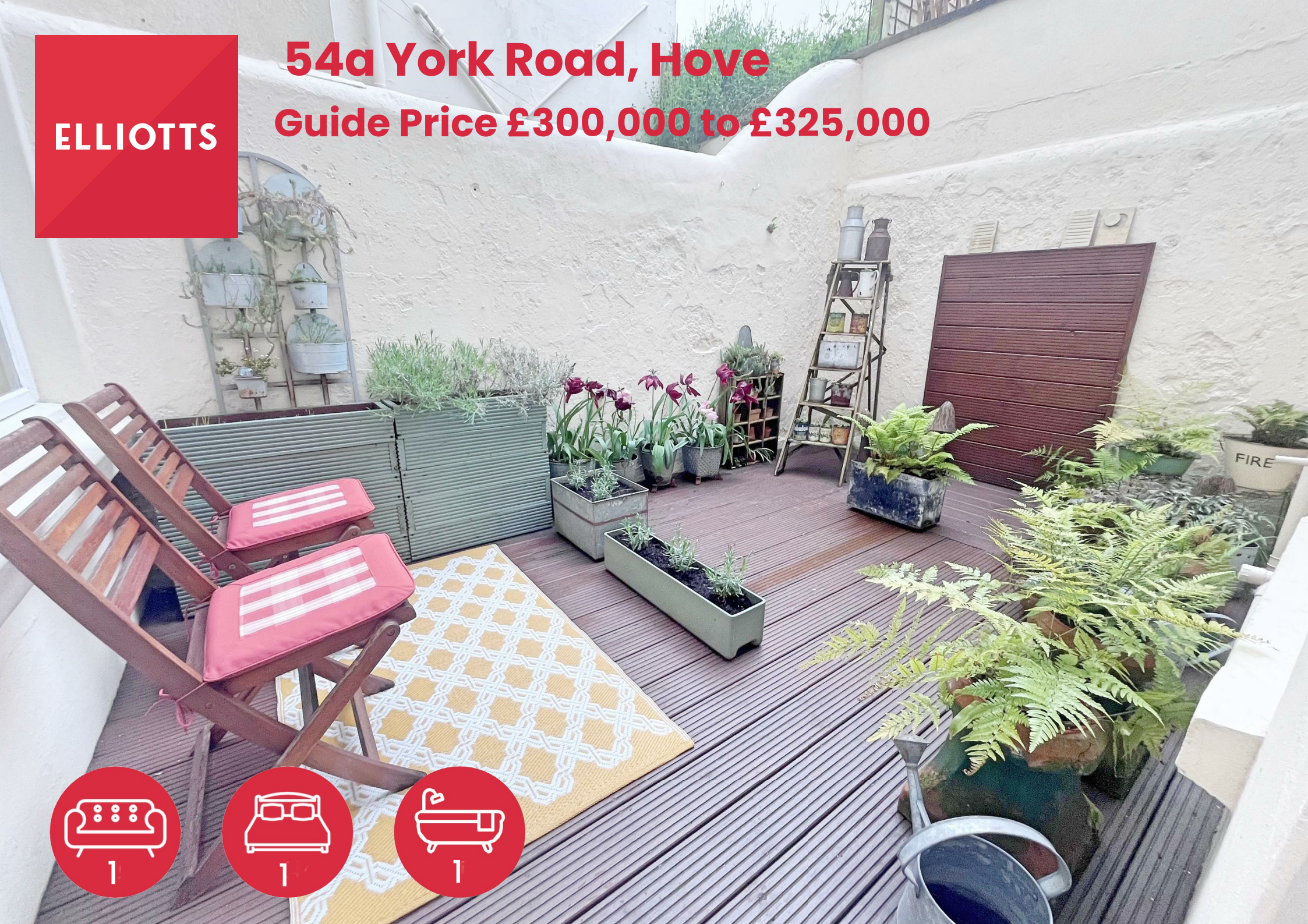


ELLIOTTS

54a York Road, Hove
Guide Price £300,000 to £325,000





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54A

54a York Road, Hove, BN3 1DL

Guide Price £300,000 to £325,000

Elliotts are delighted to offer for sale this charming apartment located on York Road in the heart of Hove. Situated on the lower ground floor, this apartment offers a unique charm with its central location, providing easy access to all the amenities that Hove has to offer. The feature courtyard garden which feels very private is a lovely addition, perfect for enjoying a cup of coffee in the morning sun or hosting intimate gatherings with friends and family.



- **Superbly Presented Apartment**
- **Feature Courtyard Garden**
- **Modern Kitchen**
- **Modern Bathroom/WC**
- **Gas Central Heating**

- **57 Sq.Mt / 614 Sq.Ft**
- **14' Lounge**
- **West Facing Double Bedroom**
- **Private Entrance**
- **Sought After Central Location**



Accommodation includes a delightful lounge which has the additional advantage of over-looking the feature courtyard garden to the rear, whilst enjoying a Westerly aspect you'll find the very good size double bedroom which overlooks the front courtyard. As you head to the rear of the apartment you're greeted with a particularly well presented kitchen with access to the garden, along with a modern bathroom/WC.

Further advantages include a private entrance, a useable communal front courtyard and a very useful storage cupboard which can be found to the right as you enter the apartment.

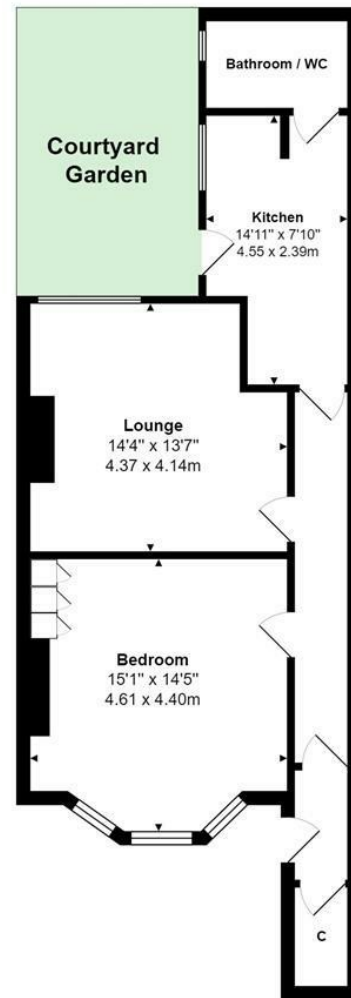
York Road is perfectly situated in this prime city centre location, taking advantage of all that Brighton & Hove city centre has to offer, with its comprehensive and eclectic range of shops, restaurant and bars. A further benefit is that both Brighton & Hove mainline railway stations are less than one mile away, thus making this an ideal purchase for those that wish to commute.

Whether you are a first-time buyer, a young professional, or someone looking to downsize, this apartment offers a wonderful opportunity to own a piece of Hove's vibrant lifestyle. Don't miss out on the chance to make this charming apartment your new home.





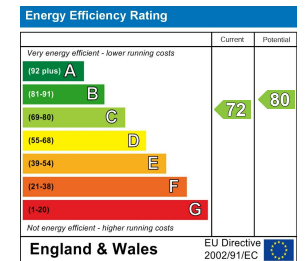
Floorplan



Total Area: 614 ft² ... 57.0 m²

All measurements are approximate and for display purposes only

Energy Performance Graph



Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 Church Road, Hove, East Sussex, BN3 2FL

Tel: 01273 773399 Email: mail@elliottsestateagents.co.uk Website: www.elliottsestateagents.co.uk