

HAMLYN SMITH

£290,000 - £300,000

YORK VILLAS, BRIGHTON

2 BEDROOMS
1 RECEPTION
1 BATHROOM

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Set within an attractive period building in a highly convenient central Brighton location, this well-presented two-bedroom lower ground floor apartment offers generous accommodation, plenty of character and the added benefit of a private courtyard garden.

- A well presented 2 bedroom apartment
- Private courtyard
- Characterful period conversion
- No onward chain











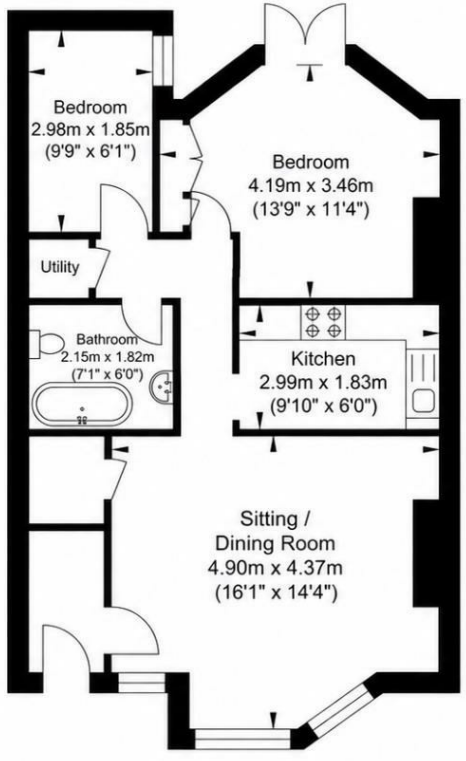








York Villas

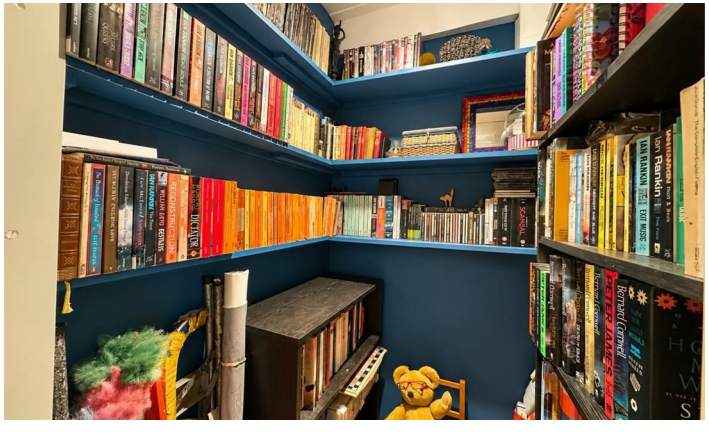


Lower Ground Floor
Approximate Floor Area
610.20 sq ft
(56.69 sq m)

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Approximate Gross Internal Area = 56.69 sq m / 610.20 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





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The property extends to approximately 610 sq ft and is thoughtfully arranged throughout. To the front is a spacious sitting and dining room, with a large bay window allowing in plenty of natural light and providing ample room for both relaxing and entertaining.

The separate fitted kitchen offers a good range of storage and worktop space, creating a practical area for everyday use.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from useful storage and direct access onto the private rear courtyard. This secluded outside space provides a welcome extension of the accommodation and is ideal for outdoor seating, morning coffee or evening drinks.

The second bedroom offers excellent versatility and could work equally well as a guest bedroom, home office or nursery, while the bathroom is fitted with a modern white suite.

York Villas is ideally positioned for everything Brighton has to offer. Brighton Station is just a short walk away, making the property particularly convenient for commuters, while Seven Dials, North Laine, the city centre and the seafront are all within easy reach. A wide selection of independent cafés, restaurants, shops and local amenities can also be found close by.

Combining well-proportioned accommodation with private outside space and a central location, this is an appealing home for first-time buyers, commuters, investors or anyone looking for a convenient Brighton base.

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