

York Avenue, Hove

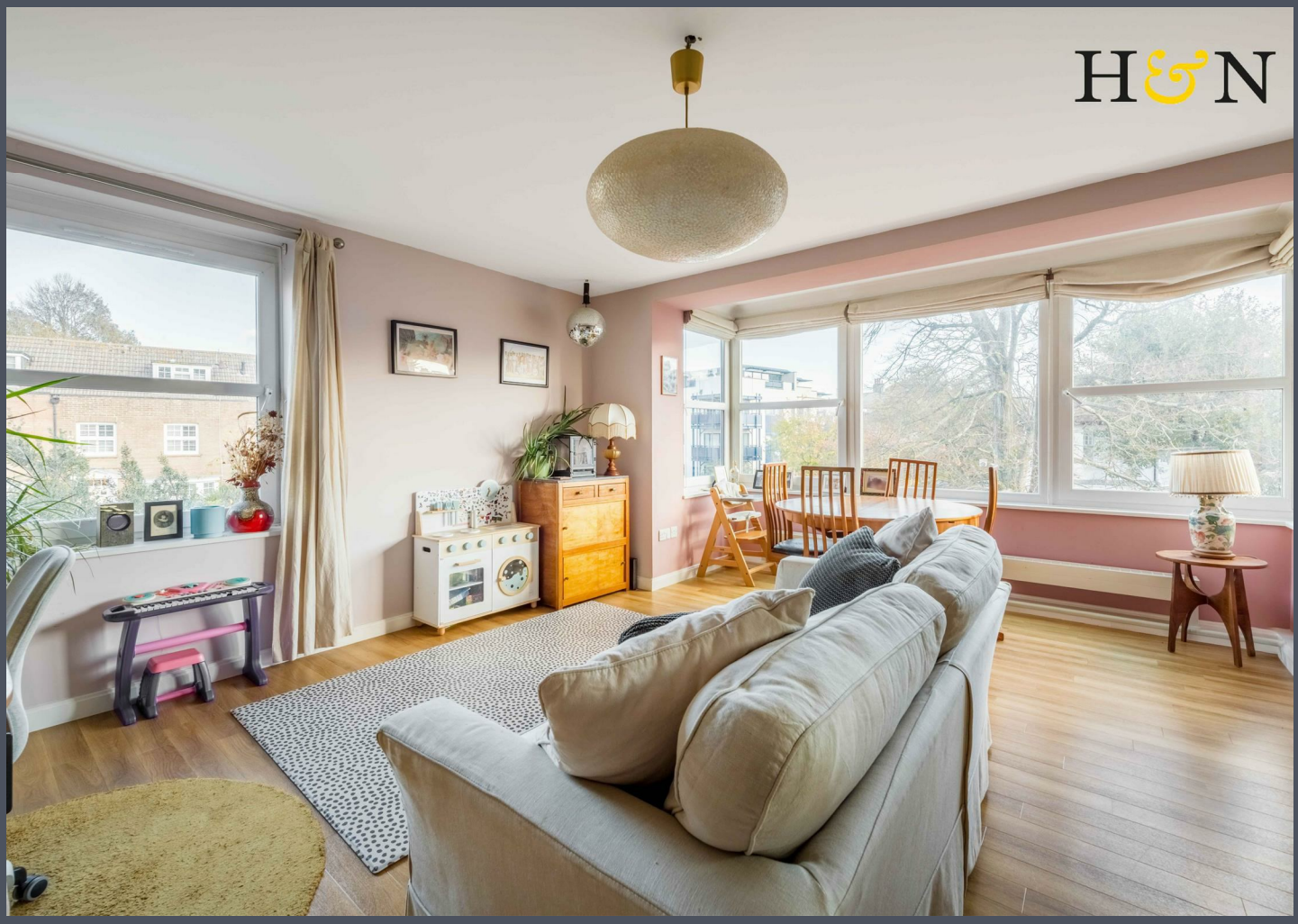
£425,000

HEALY & NEWSOM

EST. 1990









York Avenue, Hove, BN3 1PT

Located on York Avenue in Hove, this delightful second floor, purpose built flat offers a perfect blend of comfort and style. Spanning an impressive 959 square feet, the property features two well-proportioned double bedrooms both with built-in wardrobes, and a beautifully remodeled bathroom, with separate additional WC - making it an ideal home for couples or families.

As you step inside, you will be greeted by a generous entrance hall, that gives access to all principal rooms, including the impressive reception room. This sectional space accommodates living, dining and play, with ambient lit, built in shelving and direct access to a good sized balcony. Bathed in natural light, thanks to the large tilt and turn picture windows, and its triple aspect, this is a real highlight of the property and the hub of the home. The warm wood floors and elegant neutral colour palette create a welcoming atmosphere throughout the home, ensuring a sense of tranquility and sophistication.

The family bathroom shines with elegant green brick tiling, complimented with brass furniture, with ambient up lighting and wall mounted storage.

The property boasts ample built-in storage both in and outside the flat, including a convenient utility/pantry area and a service hatch for easy bin collection, adding to the practicality of the space.

The tasteful styling throughout enhances the overall appeal, making it easy to envision yourself settling in. The property is certainly 'move in ready'.

From the balcony one can enjoy a glimpse of the sea while relaxing in your private slice of outdoor space, that overlooks the tree-lined street below.

Additionally, the property benefits from an unassigned space in the onsite carpark, providing ease and convenience for residents. With a share of the freehold, you can enjoy the benefits of ownership while being part of a well-maintained community building overseen by a resident-led committee.

Location

Aylesbury is situated on York Avenue, a desirable Brighton & Hove residential area - and fantastically central. Enjoying the best of both worlds with its tranquil treelined setting, the property is also close to the seafront and the hustle and bustle of Brighton's main high street on Western Road. The bohemian North Laine and South Lanes, as well as the thoroughfare of Church Road are all within easy reach. You'll find an array of amenities, including shopping facilities, trendy bars and restaurants, and independent stores to explore.

St Ann's Well park is a stones throw away, and a popular green space in a city location - enjoying tennis courts, cafe and ponds that sit amongst a plethora of native and exotic trees, with a scented floral area.

Brighton & Hove stations are easily accessible for those that need to commute, (1.7 miles and 0.7miles respectively), the seafront around half a mile, in addition to regular bus services nearby which afford access to all parts of the city and beyond.

Additional information

EPC rating: C
Internal measurement: 959 Square feet / 89 Square metres.
Tenure: Share of Freehold. 942 Years remaining
Maintenance charges: £3,600 per year (includes central heating, daily waste collection by the caretaker and reserve funds for major works)
Management company : Jonathan Rolls
Council tax band: D
Parking zone: O
Note: The residents self manage the block with regular RGM meetings alongside the employed management company.

Anti-Money Laundering (AML) Checks

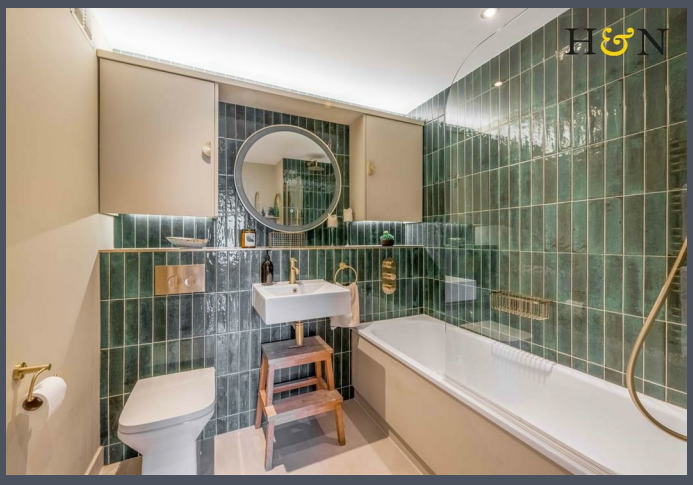
In accordance with current Anti-Money Laundering regulations, Healy & Newsom Estate Agents are required by law to verify the identity of all prospective purchasers. Upon having an offer accepted, you will be required to undergo identity verification and AML checks via a specialist third party service. A fee of £35 (inclusive of VAT) per purchaser will be payable to cover the cost of these checks, in advance and prior to a sales memorandum being issued. This fee is non-refundable. Further details of the verification process will be provided upon offer acceptance.






EUROPE
AFRICA







Aylesbury

Approximate Gross Internal Area = 89.1 sq m / 959 sq ft

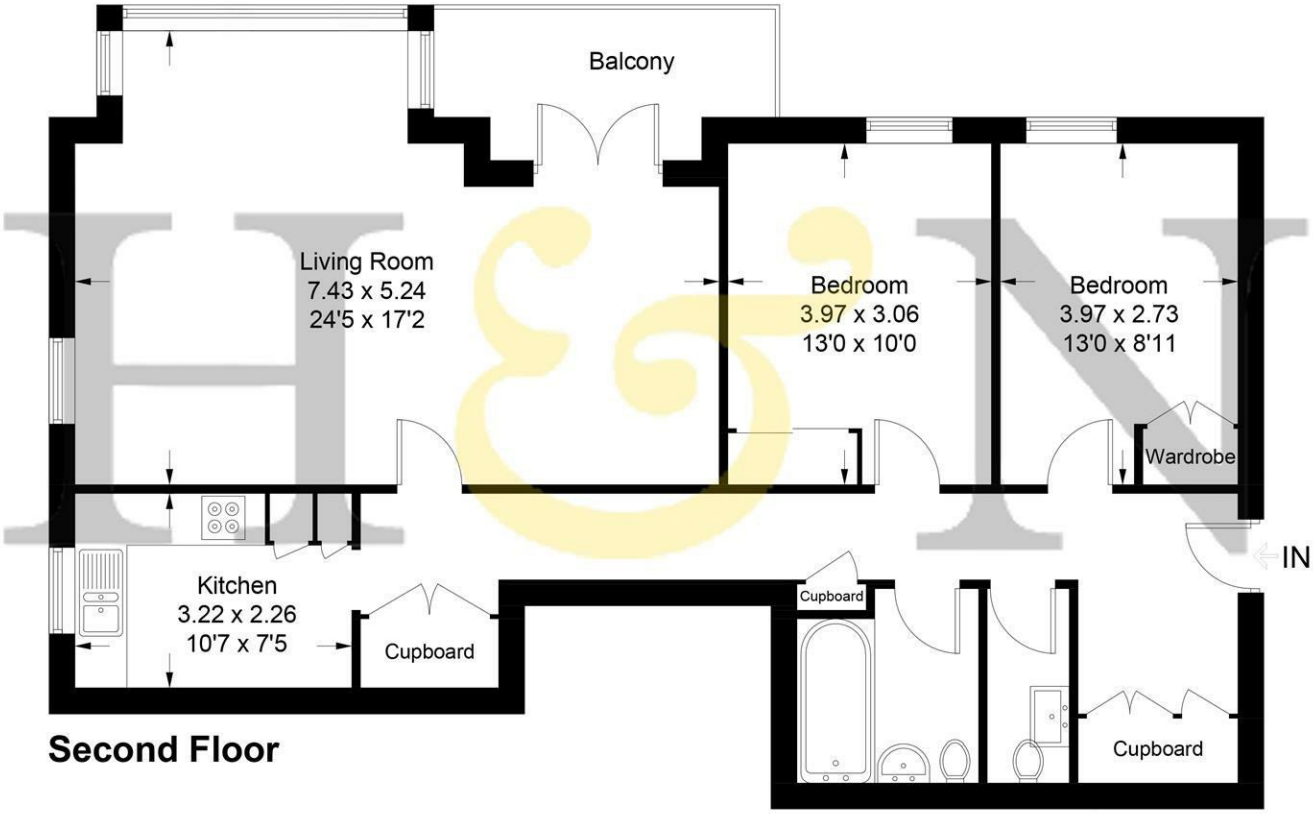
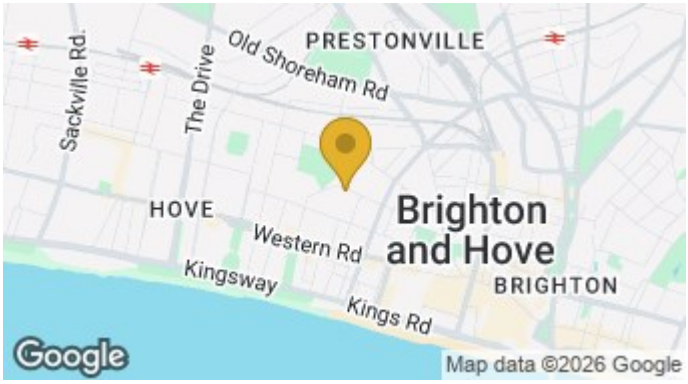


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