



2 York Villas

Brighton, BN1 3TS

Offers over £300,000

There is something particularly appealing about a period apartment that offers generous proportions, character and private outside space, all within easy reach of everything Brighton has to offer. This attractive two-bedroom lower ground floor apartment on York Villas delivers exactly that, combining comfortable accommodation with a secluded courtyard garden in a wonderfully convenient central location.

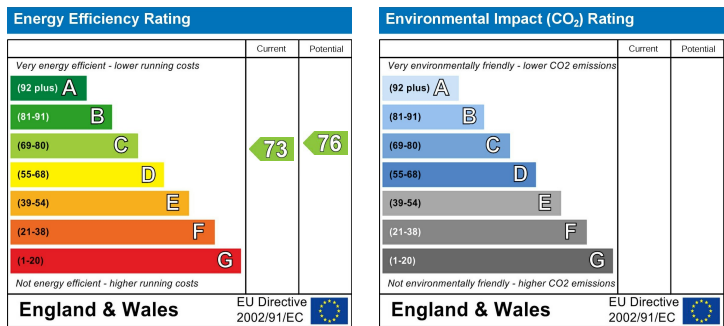
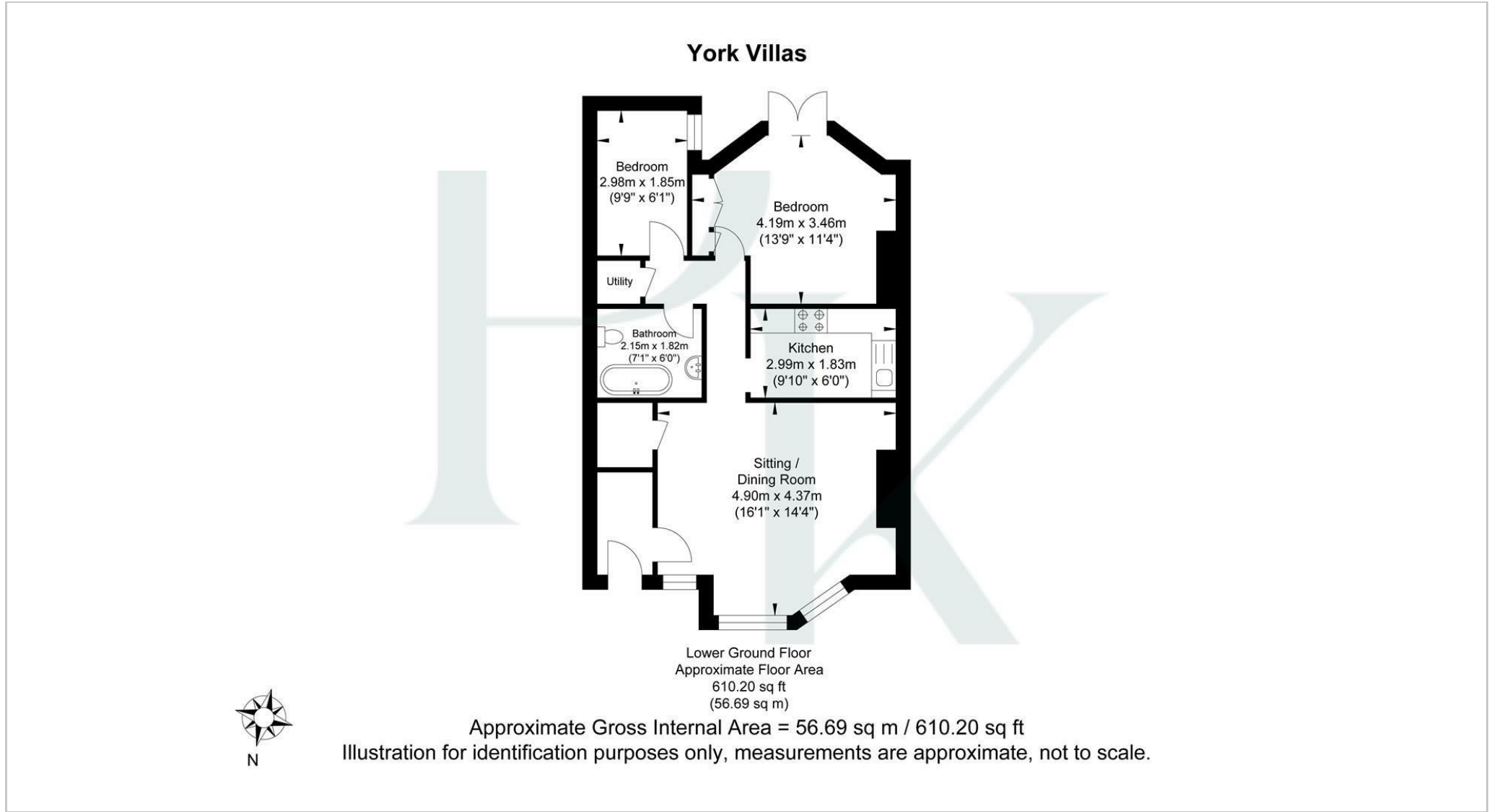
Extending to approximately 610 sq ft, the apartment is well arranged and filled with natural light. The spacious sitting and dining room provides an inviting place to relax or entertain, with plenty of room for both seating and dining areas, while large bay windows to the front help create a bright and welcoming atmosphere.

The separate fitted kitchen offers excellent storage and worktop space, making it both practical and functional for everyday living.

Both bedrooms are well proportioned, with the principal bedroom enjoying ample storage and direct access onto a private courtyard garden – an ideal spot for a morning coffee or simply unwinding outdoors. The second bedroom provides excellent flexibility as a guest room, home office or nursery, while the bathroom is fitted with a modern white suite.

York Villas enjoys a fantastic central position, just moments from Brighton Station, making it ideal for commuters. Seven Dials, the city centre, North Laine and the seafront are all within comfortable walking distance, while a superb choice of independent cafés, restaurants, shops and green spaces are close by, creating an enviable Brighton lifestyle.

Whether you're looking for a first home, a city base or an investment opportunity, this charming apartment offers an excellent balance of space, convenience and outdoor living in one of Brighton's most well-connected locations.



Pearson Keehan