



York Avenue, Hove, BN3 1PJ

Guide Price **£300,000**

JS
Jacobs Steel



Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: A

- Guide Price £300,000
- First Floor Apartment
- Two Bedrooms
- New 125 Year Lease
- Close to Seven Dials
- Walking Distance to Brighton Station
- Great Central Location
- Open Plan Living/Dining/Kitchen
- Close to Cafes and Seafrot

Guide Price £300,000 Very well presented two bedroom first floor apartment set close to Seven Dials, St Anns Well Gardens and shops and cafes. New 125 year lease upon completion.





INTERNAL

Guide Price £300,000 to £325,000 This beautifully presented first floor apartment is set within an attractive period building and enjoys an abundance of natural light throughout. Offering a stylish and contemporary interior, the flat combines modern convenience with elegant character features, making it a perfect home or investment.

The property is approached via a communal entrance and opens into a welcoming hallway while the open-plan living, dining and kitchen area, is designed with modern living in mind. Large sash windows flood the room with light, while the wooden flooring adds warmth and character. The kitchen is fitted with a range of sleek units and some integrated appliances, making it both practical and attractive, with ample space for dining and entertaining.

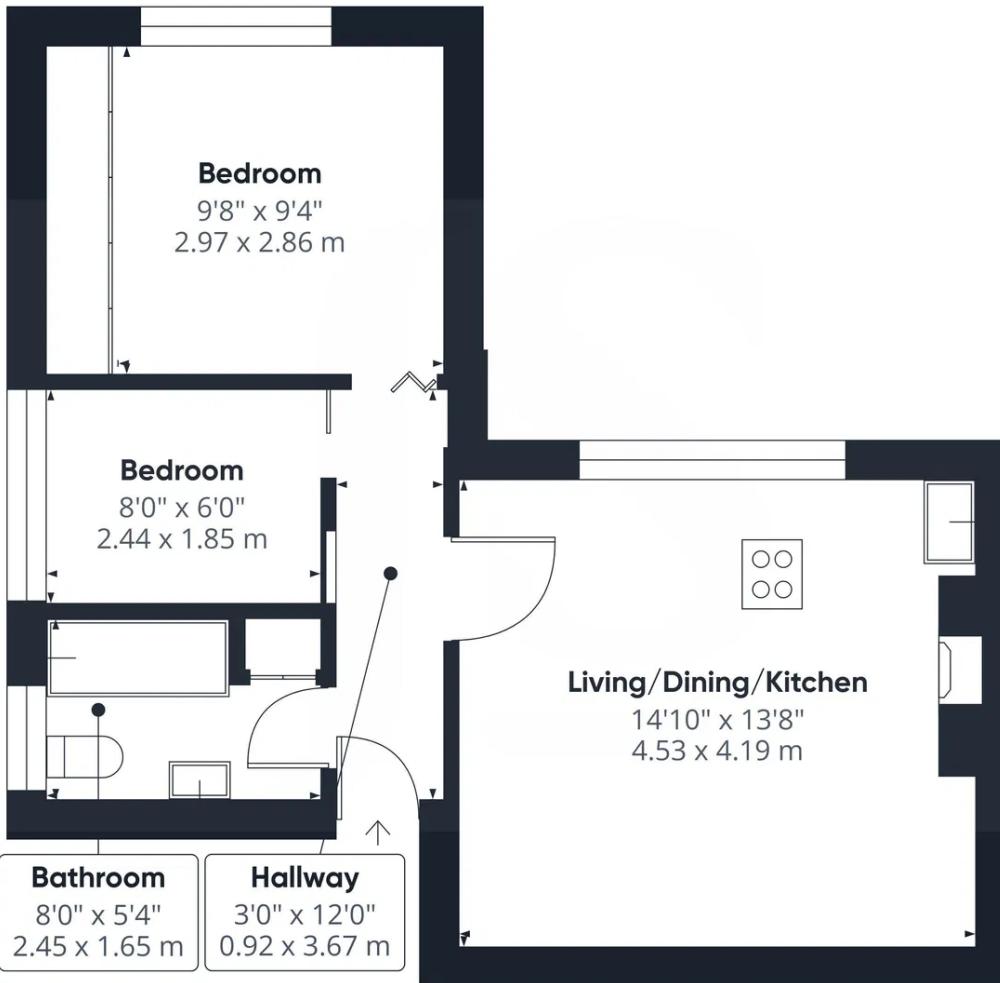
There are two bedrooms, each with a bright and airy feel, and a contemporary bathroom complete with modern fixtures and fittings.

The flat will be sold with the benefit of a brand new 125-year lease upon completion, offering peace of mind for the future.

LOCATION

Perfectly positioned, York Avenue is a highly regarded residential road within easy reach of both Seven Dials and the vibrant shops, cafés and restaurants of Hove and Brighton. St Ann's Well Gardens is just a short stroll away, providing a green oasis, while Brighton Station is also within walking distance, making this an excellent choice for commuters.





JS

Approximate total area⁽¹⁾
463 ft²
43 m²

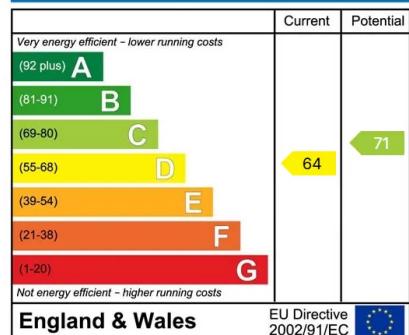
(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating



Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.