



York Avenue, Hove, BN3 1PJ

Guide Price **£300,000**



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 Seafront

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.

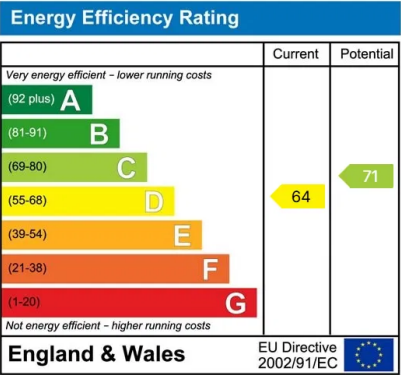
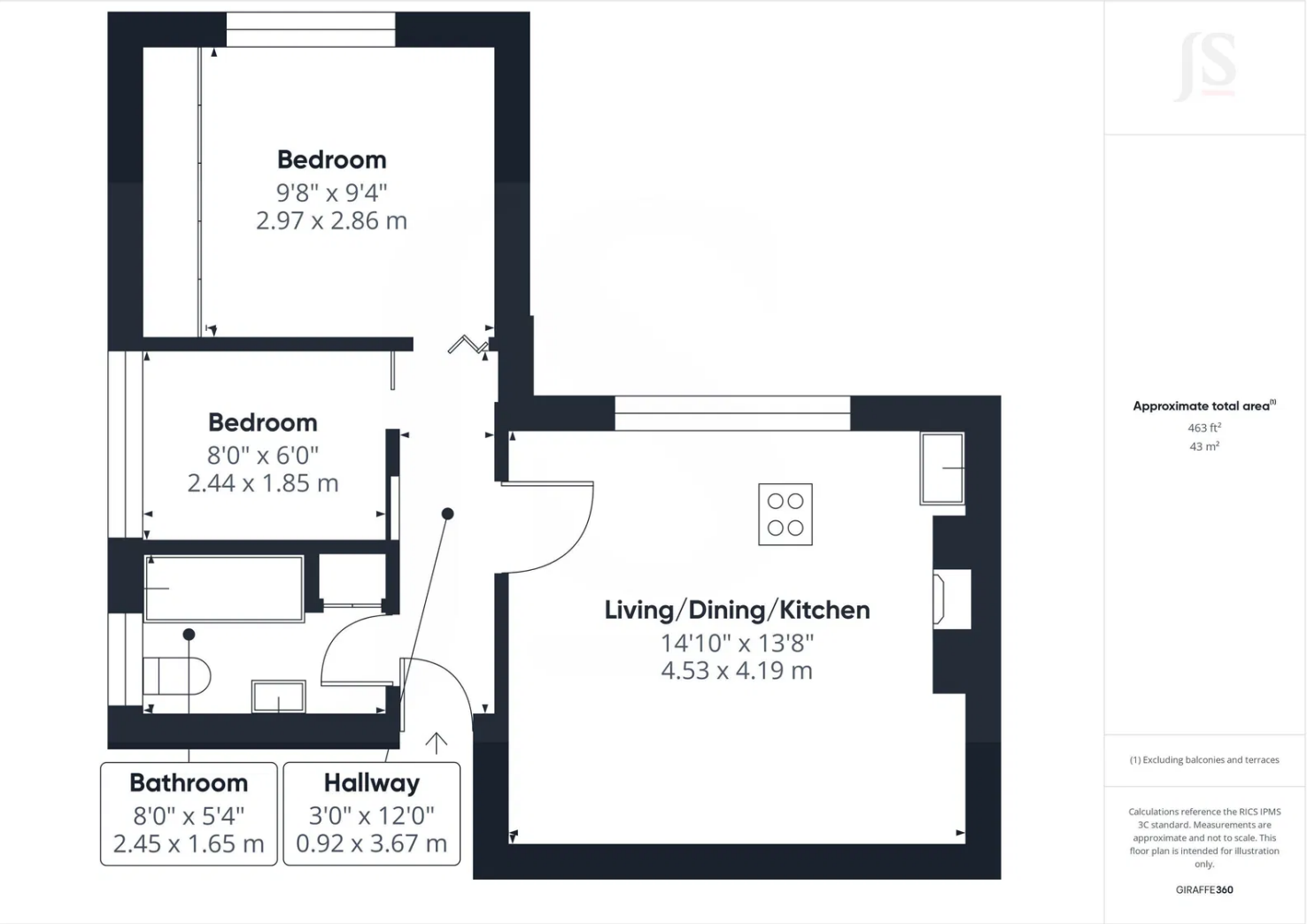
There are two bedrooms, each with a bright and airy feel, and a contemporary bathroom complete with modern fixtures and fittings.

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.





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