



34 York Road

Hove, BN3 1DL

Guide price £320,000

A spacious two bedroom lower floor converted apartment, together with a private courtyard garden situated in a much coveted prime central location close to Brighton mainline station the Seven Dials and all City centre amenities.

York Road is a particularly popular urban setting due to its close proximity to all key amenities, notably Brighton mainline station, as well as the bustling Seven Dials with its shops bars and cafes on the fringes of Brighton & Hove City centre. This apartment is located on the lower floor of a well maintained period building and offers genuine potential and scope for minor updating and redecoration and has the undeniable advantage of a private courtyard garden, which is a valuable attribute for a home in such a central location. There are two bedrooms both with ensuite facilities and a comfortable open plan living room and kitchen and the property is offered with the advantage of early vacant possession.

Internal viewing is recommended.



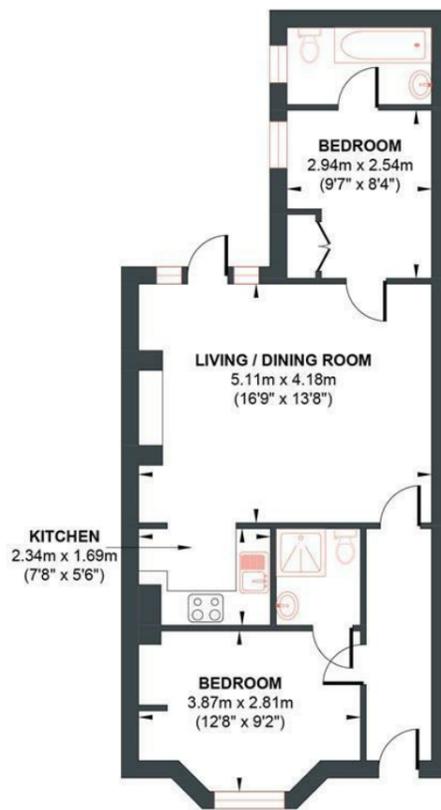
- Spacious lower floor apartment
- Prime central location
- Private courtyard garden
- No chain/early possession
- Substantial & well maintained period building
- Close Brighton station Seven Dials and City centre
- Scope for updating and redecoration
- Must be viewed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
England & Wales	EU Directive 2002/91/EC	



YORK ROAD

Approx. Gross Internal Floor Area = 54.98 sq m / 591.79 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



THIRD FLOOR

Approximate Floor Area
 591.79 sq ft
 (54.98 sq m)

