

6 York Place, Brighton, BN1 4GU

£270,000 Leasehold

This WELL PRESENTED 2 bedroom first floor flat is perfectly situated in the heart of Brighton, just a short stroll from the seafront, The Lanes, an excellent selection of local shops, cafés, and transport links. Set within a charming period building, the property features a STYLISH BAY FRONTED living room with delightful views of St Peter's Church, a generous master bedroom with an EN-SUITE SHOWER ROOM, a fitted kitchen and attractive wooden flooring throughout. Ideal for couples, professionals or anyone seeking a vibrant city lifestyle, this characterful home combines comfort, style and convenience in one of Brighton's most desirable locations. Viewings are highly recommended. Energy Rating: D68
Exclusive to Maslen Estate Agents

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Communal front door to:

Communal Hallway
Stairs rising to first floor, personal front door to:

Hallway
Recessed spotlights, wood effect flooring, 2 x radiators, wall mounted heating thermostat, built in storage cupboard, doors to all rooms.

Bedroom
Wood effect flooring, recessed spotlights, radiator, skylight.

Bathroom
Panelled bath with mixer tap, wall mounted shower over, glass shower screen, WC, wash hand basin with mixer tap, upright radiator, recessed spotlights, part tiled walls, tiled floor.

Bedroom
Radiator, wood effect flooring, recessed spotlights, window to rear, door to:

En-Suite Shower Room
WC with concealed cistern & push button flush, wash hand basin with mixer tap, corner shower cubicle with wall mounted shower, extractor fan, part tiled walls, tiled floor.

Kitchen
Range of wall, base & drawer units with roll edge work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 burner hob with extractor over, integrated oven below, integrated fridge/freezer, integrated washing machine, cupboard housing 'Alpha' boiler, part tiled walls, tiled floor, recessed spotlights.

Lounge
Bay window to front with views of St Peters Church, wood effect flooring, recessed spotlights, radiator, range of built in cupboards.

Total approx floor area
63.4 sq.m. (682.7 sq.ft.)

Council tax band B

Parking zone Y

V1









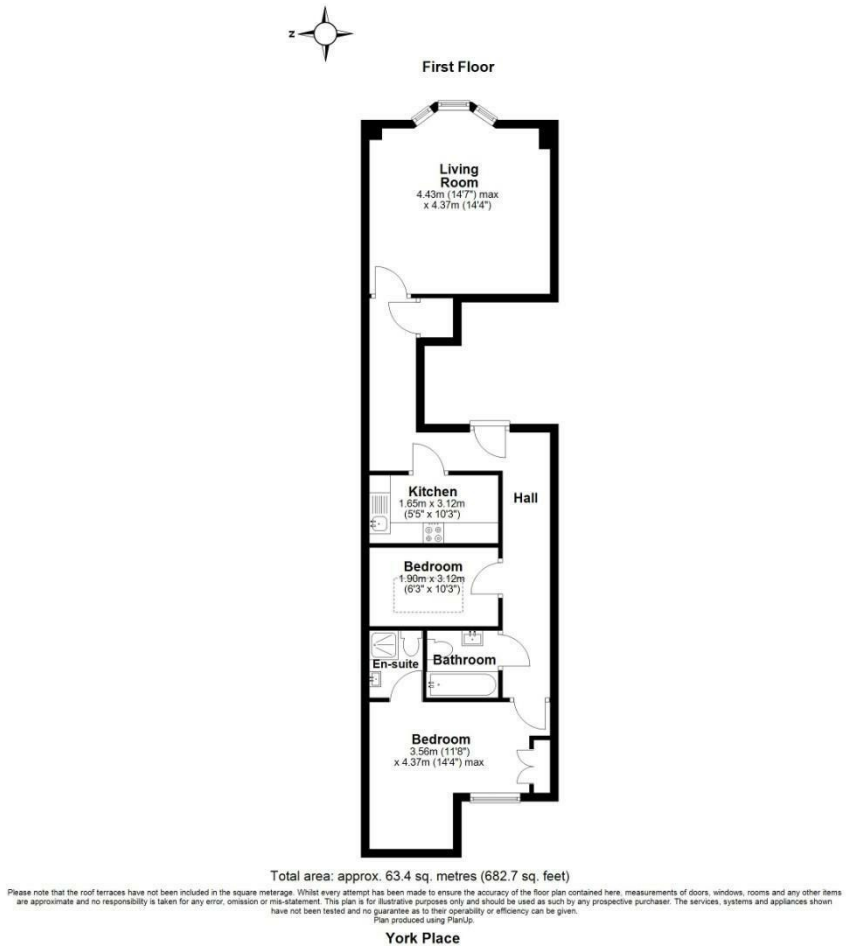








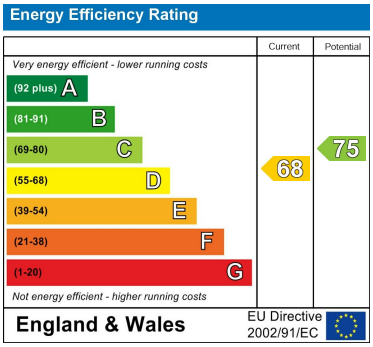


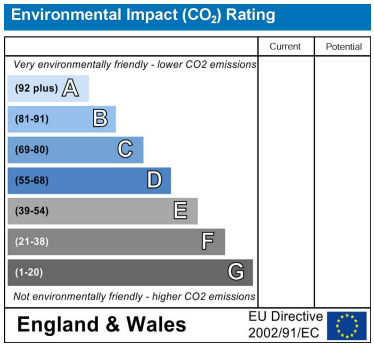


Total area: approx. 63.4 sq. metres (682.7 sq. feet)

Please note that the roof terraces have not been included in the square meterage. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

York Place





IMPORTANT
Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT
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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.
Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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