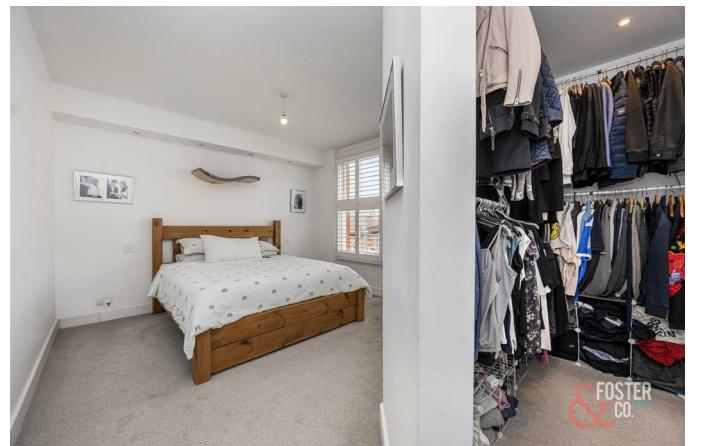




11 York Grove

Brighton, BN1 3TT

Guide price £600,000

Guide Price £600,000 to £650,000.....A beautifully presented two-double-bedroom period home offering approximately 1,048 sq ft of stylish accommodation, a dedicated home office, landscaped courtyard garden and loft with potential for conversion, subject to the necessary consents.

Behind its handsome red-brick façade, this spacious home combines period character with a crisp, contemporary finish. The ground floor is centred around an impressive 24-foot sitting and dining room, creating a versatile setting for relaxing, entertaining and everyday family life. Wood flooring, neutral décor and fitted window shutters give the room a bright, polished feel.

To the rear is a sleek modern kitchen fitted with streamlined handleless cabinetry, generous work surfaces and integrated cooking appliances. A stable-style door opens directly onto the garden, while an adjoining office provides a valuable work-from-home space enhanced by a rooflight and garden outlook.

Outside, the secluded rear courtyard has been thoughtfully landscaped for low-maintenance enjoyment. Large-format paving, established planting and timber-clad boundaries create an attractive and private space for outdoor dining and entertaining.

The first floor provides two well-proportioned double bedrooms. The principal bedroom spans the width of the house and benefits from excellent natural light, fitted window shutters and a generous walk-in wardrobe. The second bedroom offers comfortable guest, family or additional workspace accommodation.

A particular highlight is the luxurious bathroom, finished with extensive stone-style tiling and featuring a freestanding bath, separate walk-in rainfall shower, contemporary vanity unit and heated towel rail.

The property also benefits from a substantial loft space, offering exciting potential for conversion and the creation of further accommodation, subject to planning permission, building regulations and all other necessary consents.

- Stylish period home of approximately 1,048 sq ft
 - Principal bedroom with walk-in wardrobe
 - Sleek contemporary fitted kitchen
 - Luxurious four-piece bathroom
 - Loft with conversion potential, subject to consent
- Two generous double bedrooms
 - Impressive 24-foot sitting and dining room
 - Dedicated home office
 - Landscaped courtyard garden
 - Close to Seven Dials and Brighton station

