

PHILLIPS & STILL

York Avenue, Hove

Guide Price of £275,000 - £295,000



- A Delightful First Floor Two Bedroom Converted Flat
- Trendy Open Plan Living Accommodation
- Good Decorative Order
- Sought After City Centre Location

To view all our homes: phillipsandstill.co.uk



Flat 4, 29 York Avenue, Hove, BN3 1PJ



Location, location, location...that's what everyone says to look for when buying a property and that's exactly what you get here! You are within walking distance of lots of local amenities, trendy bars, cafes, restaurants and cafes.

The property is situated close to Western Road which is only moments from Hove seafront so you'll never be short of things to do here!

The flat itself is located on the first floor and is in good condition throughout. The piece de resistance has to be the trendy open plan living accommodation which is perfect for entertaining or relaxing in.

This would be an ideal holiday home, buy to let investment or first time buy. If you need to commute to Gatwick or London the Brighton railway station is just a short stroll away. Living here would be really exciting and you would be certain of experiencing Brighton & Hove's cosmopolitan lifestyle and atmosphere to the full.



Accommodation

FIRST FLOOR

ENTRANCE HALL

BATHROOM

OPEN PLAN LOUNGE / KITCHEN
15' 2" x 14' 1" (4.62m x 4.29m)

BEDROOM ONE
10' 1" x 9' 9" (3.07m x 2.97m)

BEDROOM TWO
8' 8" x 6' 4" (2.64m x 1.93m)



Measurements are approximate. Not to scale. Illustrative purposes only.
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What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

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www.phillipsandstill.co.uk