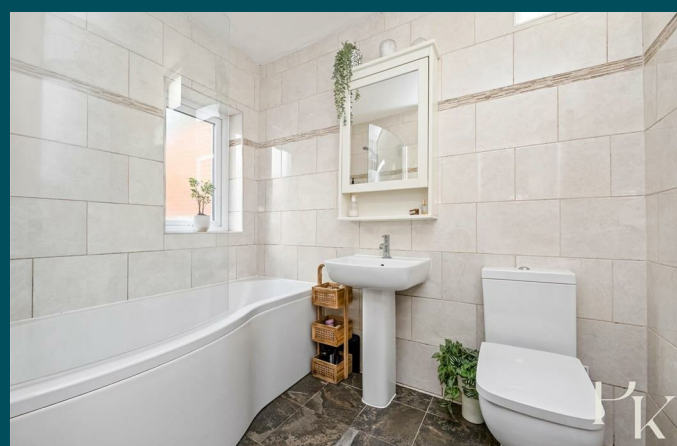




21A York Road
Hove, BN3 1DJ



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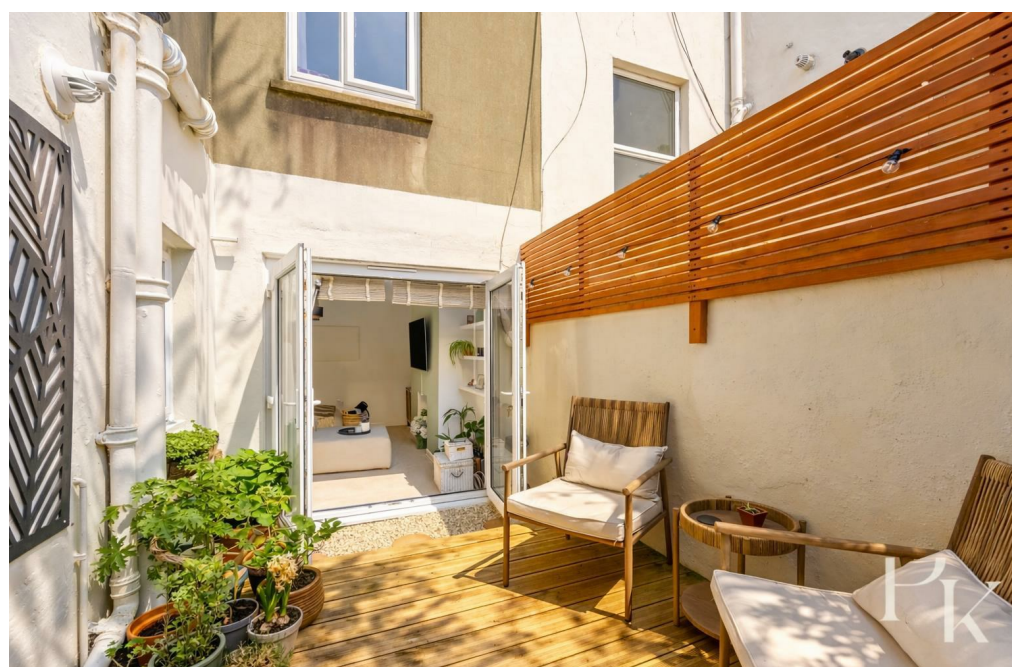
Offers over £290,000

A beautifully presented lower ground floor one-bedroom apartment, benefitting from its own private street entrance and a west-facing rear garden, ideally positioned on the highly regarded York Road in the heart of Hove.

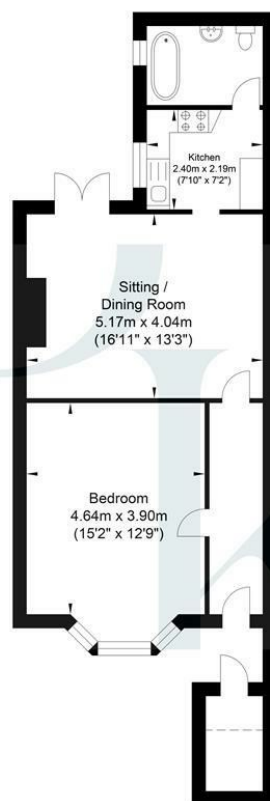
The property is offered in excellent decorative order throughout, with a calm, neutral colour palette creating a bright and welcoming living environment. The accommodation comprises a well-proportioned open-plan living space, a comfortable double bedroom, and a modern bathroom, all thoughtfully arranged to maximise both space and natural light.

To the rear, the private west-facing garden provides a peaceful and secluded outdoor space, perfect for relaxing or entertaining, with a decked seating area and space for planting.

York Road is a sought-after residential address, perfectly placed for vibrant city living. The seafront, Western Road and Brighton city centre are all within easy reach, along with a wide variety of independent shops, cafés, bars and restaurants. Brighton mainline station is also nearby, offering fast and regular services to London, making this an ideal choice for commuters.



York Road



Lower Ground Floor
Approximate Floor Area
612.89 sq ft
(56.94 sq m)

Approximate Gross Internal Area = 56.94 sq m / 612.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		73	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Pearson
Keehan