

22 Aylesbury York Avenue

Hove, BN3 1PT

Offers over £525,000

A well presented and generously proportioned fifth floor apartment, ideally positioned in the highly sought-after York Avenue area of Hove, offering spacious accommodation and excellent natural light throughout.

The property features a bright dual aspect living/dining room, creating a wonderful sense of space and providing access to a private balcony with far-reaching views. The separate kitchen is stylishly fitted and well-equipped with integrated Miele appliances, offering a sleek and practical layout.

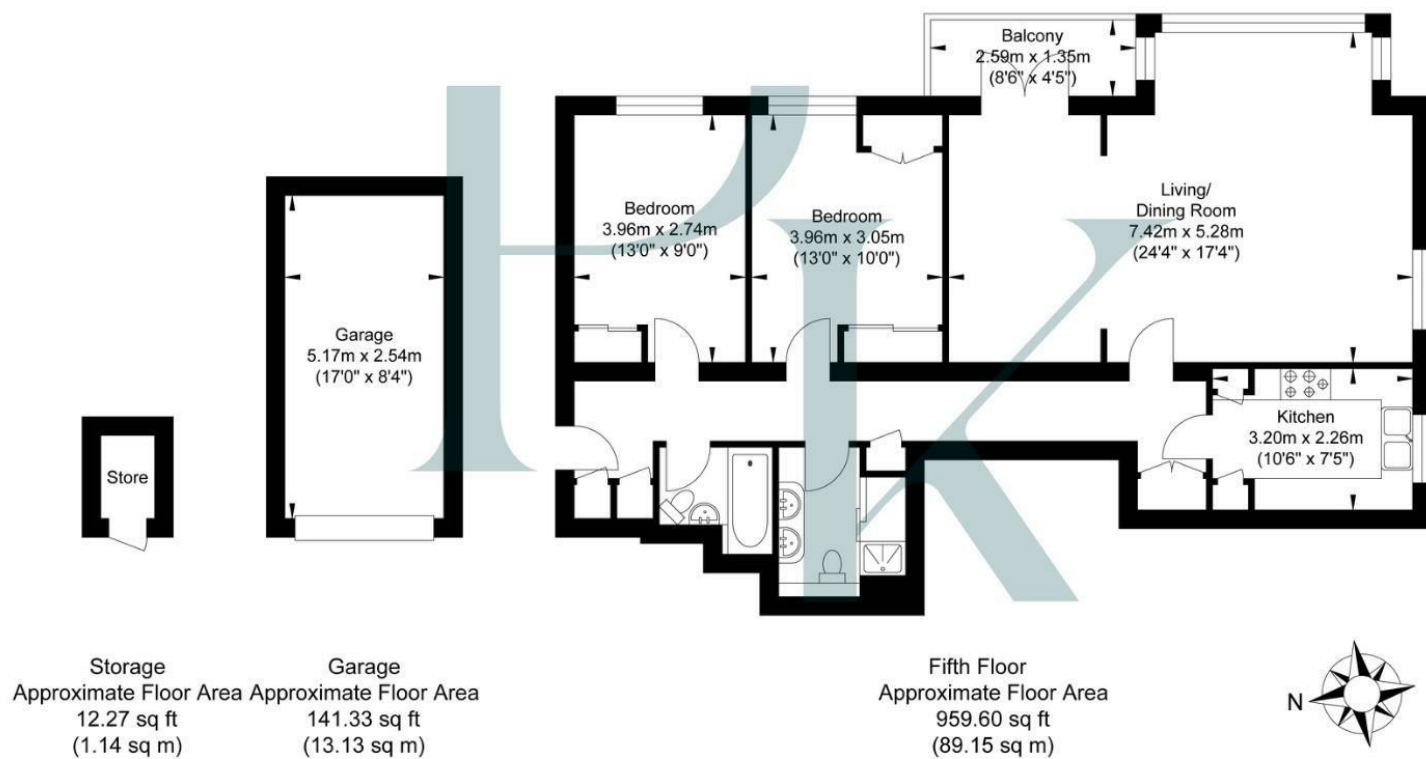
There are two well-proportioned bedrooms, complemented by a modern bathroom and an additional separate shower room, providing flexibility for both everyday living and guests.

Further benefits include a share in the freehold, lift access, a private single garage, and excellent storage, including a separate storage cupboard by the apartment entrance and ample storage throughout the apartment itself. Heating and hot water are included within the service charge.

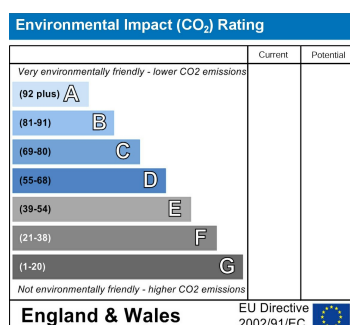
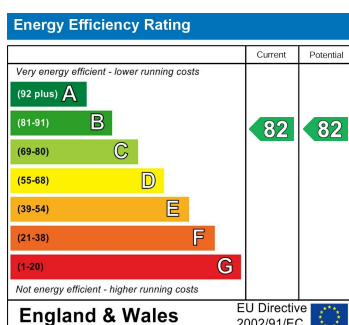
The location is a key feature, with Western Road close by for a wide range of shops, cafés and restaurants, while the popular Seven Dials area is also within easy walking distance, known for its independent businesses and strong community feel. Brighton city centre and seafront is easily accessible, and Brighton Station is less than a mile away, offering excellent transport links. The green open spaces of St Ann's Wells Gardens are also nearby.



York Avenue



Approximate Gross Internal Area = 103.42 sq m / 1113.20 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Pearson
Keehan