

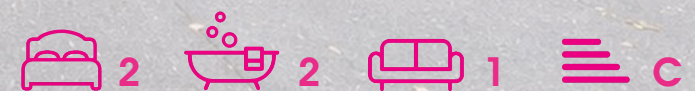
austin gray



York Mansions West York Avenue

Hove, BN3 1PS

Guide Price £450,000 - £475,000



York Mansions West

Situated within the purpose-built York Mansions West, this spacious two-bedroom apartment offers well-proportioned accommodation extending to approximately 994 sq ft (92.34 sq m), complemented by a private balcony and allocated parking space.

The heart of the property is an impressive open-plan living room and kitchen, measuring approximately 26'7 x 20'0, providing an excellent space for both relaxing and entertaining. The contemporary kitchen is fitted with a range of modern units, ample worktop space and integrated cooking appliances, with a breakfast bar separating the kitchen from the living area. Large sliding doors open onto the private balcony, creating a wonderful connection between the interior and outside space, with leafy outlooks and room for outdoor seating.

There are two well-proportioned bedrooms, with the principal bedroom measuring approximately 17'5 x 8'2 and the second bedroom measuring 15'9 x 8'6. The accommodation is completed by a family bathroom and a separate en-suite shower room, together with a welcoming entrance hall providing access to the principal rooms.





Further benefits include lift access, secure residents / visitor parking and a share of freehold, making this an appealing purchase for both owner-occupiers and investors alike.

York Mansions West is conveniently positioned for access to Brighton city centre and the mainline railway station, while the nearby St Ann's Well Gardens offers a beautiful green space to enjoy, with landscaped gardens and mature trees. The surrounding area also provides a wealth of independent shops, cafés and restaurants, making this an appealing location for enjoying everything Brighton and Hove has to offer.

EPC rating: C

Tenure: Share of Freehold

Maintenance charges:

Council tax band: E

Parking zone: O -

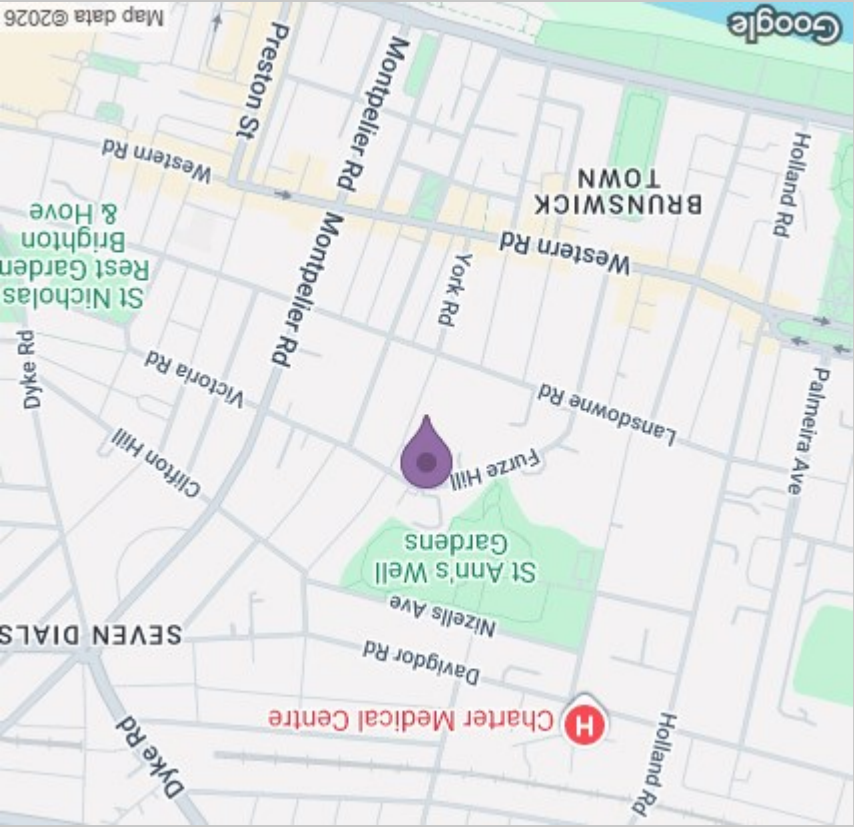
Secure Allocated Residents and visitor Parking.



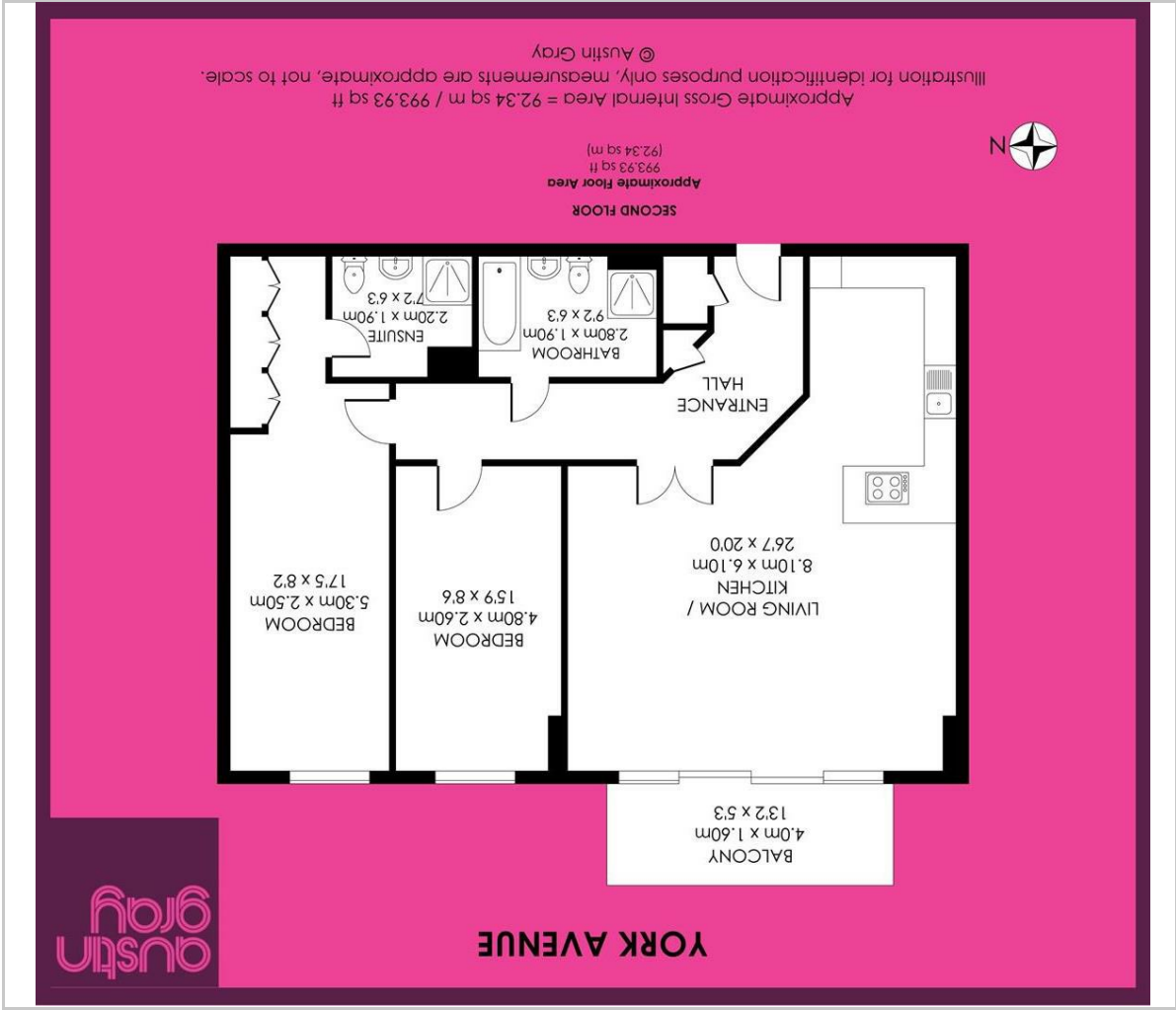
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Energy Efficiency Rating		
Current	Potential	
	A	Very energy efficient - lower running costs
	B	
	C	
	D	
	E	
	F	
	G	Not energy efficient - higher running costs
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Graph



Area Map



Floor Plan

Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.

Viewing