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VIRTUAL VIEWINGS

34 YORK AVENUE, HOVE, BN3 1PH

SHARE OF FREEHOLD £700,000

Nestled on the charming York Avenue in Hove, this splendid period maisonette offers a delightful blend of classic elegance and modern comfort. Spanning an impressive 1,464 square feet, this spacious residence is perfect for families or those seeking ample living space.

Upon entering, you are greeted by a welcoming reception room that serves as the heart of the home, ideal for both relaxation and entertaining. The property boasts four generously sized bedrooms, providing plenty of room for family members or guests. The two well-appointed bath/shower rooms ensure convenience and privacy for all.

The maisonette's period features add character and charm, creating a warm and inviting atmosphere throughout. With its prime location, residents can enjoy the vibrant lifestyle that Hove has to offer, including nearby parks, shops, and the stunning coastline.

This property presents a wonderful opportunity for those looking to embrace the unique charm of Hove living while enjoying the spaciousness and comfort of a period home. Don't miss the chance to make this delightful maisonette your own.

- SOUGHT AFTER LOCATION
- BEAUTIFULLY PRESENTED
- FOUR BEDROOM MAISONETTE
- CONVERTED PERIOD BUILDING
- THREE/FOUR BEDROOMS
- 25’ KITCHEN/DINING ROOM
- LOUNGE
- UTILITY ROOM + SEPARATE WC
- WEST ASPECT BALCONY
- NO CHAIN

GROUND FLOOR

ENTRANCE HALL
Shelving, stairs rising to:

FIRST FLOOR

LANDING
South aspect feature arched leaded light coloured glass window, ceiling coving, picture rail, dado rail, entry phone.

LOUNGE/DINING ROOM
Four West aspect sash windows to bay, recessed downlighting, wooden flooring, radiator.

KITCHEN
Modern fitted kitchen comprising a range of wall mounted wall cupboards and base cupboards and drawer units, wooden worktops, breakfast bar with wooden worktop and cupboards under, one a half bowl single drainer sink unit with mixer tap, electric double oven, plumbed space for dishwasher, space for fridge/freezer, recessed downlighting, wooden flooring, West aspect glass pane door with windows to sides to:

BALCONY
West aspect.

BEDROOM 4/SECOND RECEPTION
Two East aspect sash windows, ceiling coving, picture rail, feature fireplace with wooden mantle and cast/tiled inset, radiator.

BEDROOM 3
Three East aspect sash windows to bay, picture rail, feature cast iron fireplace, radiator.

STUDY
*Formerly a bathroom, plumbing still under the floorboards*Frosted sash window, recessed downlighting.

UTILITY ROOM
Frosted sash window, fitted with a range of eye level cupboards and base cupboards, worktop, stainless steel single bowl single drainer sink unit, plumbed space for washing machine, recessed downlighting, ladder style heated towel rail.

SEPARATE WC
South aspect frosted sash window, wash hand basin with mixer tap, low level close coupled WC, recessed downlighting.

SECOND FLOOR

LANDING.
'Velux' skylight, video entry phone, eaves storage, radiator.

BEDROOM 1
‘Velux’ skylight, fitted cupboards, eaves storage, radiator, door to:

EN SUITE BATHROOM
‘Velux’ window, fitted with white suite comprising panelled bath with wall mounted fixed and flexible shower heads, screen to side, worktop with circular wash hand basin and mixer tap, fitted mirror over, recessed downlighting, part tiled walls, radiator.

BEDROOM 2
West aspect windows, recessed downlighting, cupboards, radiator, door to:

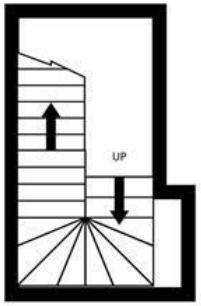
EN SUITE SHOWER ROOM
Fitted with white suite comprising tiled shower cubicle, wash hand basin with mixer tap and cupboard under, low level close coupled WC,

EXTERNAL

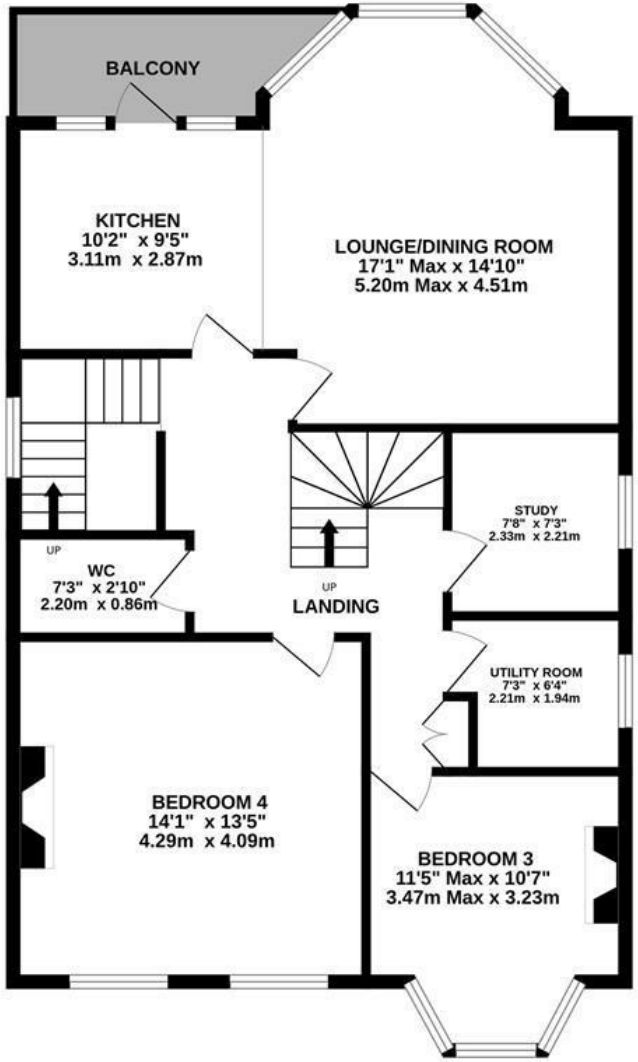
SIDE STORAGE
Measuring 32' x 2'6.Useful for bikes and paddleboards etc.

ADDITIONAL INFRMATION
Lease - Share of freehold
Maintanace - Ad Hoc
Ground Rent - £0
Council Tax Band C - £2,182.92

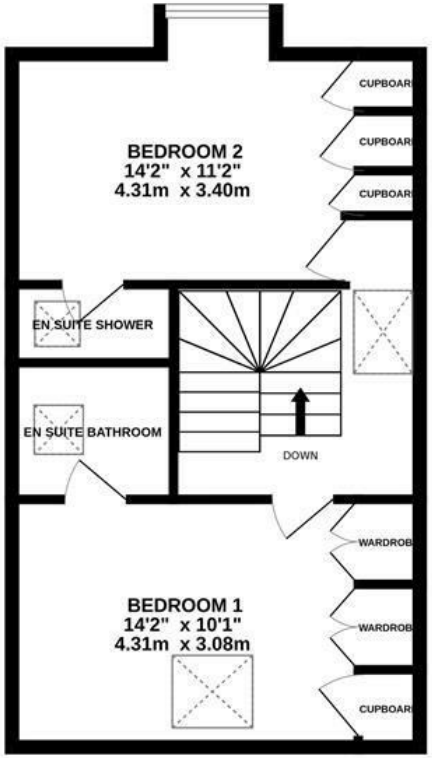
GROUND FLOOR
75 sq.ft. (6.9 sq.m.) approx.



FIRST FLOOR
923 sq.ft. (85.7 sq.m.) approx.



SECOND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1477 sq.ft. (137.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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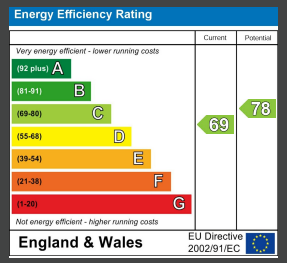
ENERGY PERFORMANCE CERTIFICATE (EPC)



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