



## 7 York Grove

Brighton, BN1 3TT £435,000

A three-bedroom raised ground and first floor maisonette with access down to private rear garden.

York Grove lies adjacent to York Villas and is within just a few moments' walk of the popular Seven Dials with an array of bars, delis, cafes, restaurants and other entertainment facilities. Brighton mainline station is located in nearby Queens Road providing north-bound commuter links with London/The City.

## **Viewing**

Please contact our Austin Gray Residential Office on O1273









Floor Plan	Area Map
	Energy Efficiency Graph  Energy Efficiency Rating  Vary senergy efficiency National August (Casent August (Case

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



