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7a York Grove

Brighton, BN1 3TT

Price £300,000

A double bedroom, lower ground floor patio flat located close to the Seven Dials and within an easy walk of Brighton mainline station.

Well presented double bedroom lower ground floor patio flat with a well-equipped kitchen with space and plumbing for washing machine, slimline dishwasher, fridge and freezer, a door leads out to the courtyard. To the front is the sitting room which has an exposed brick chimney breast with fitted shelving to one side and bay window to the front. A double bedroom has fitted wardrobes to one side, cast-iron fireplace and window overlooking the courtyard. A modern bathroom has a shower attachment over the bath and glass shower screen and there is a separate WC with a window. In the hallway is an area set up for home working.

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 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.

- Pretty courtyard patio to the rear
- Painted floorboards in the main rooms and hallway
- Well equipped kitchen with space for appliances
- Double bedroom with fitted wardrobes to one wall
- Modern bathroom and separate WC
- Lounge with feature exposed brick on the chimney breast
- Work from space in the hallway
- Ideally located for Brighton station and the bustling Seven Dials
- Council tax band A
- Lease 89, GR 100, maintenance 672pa



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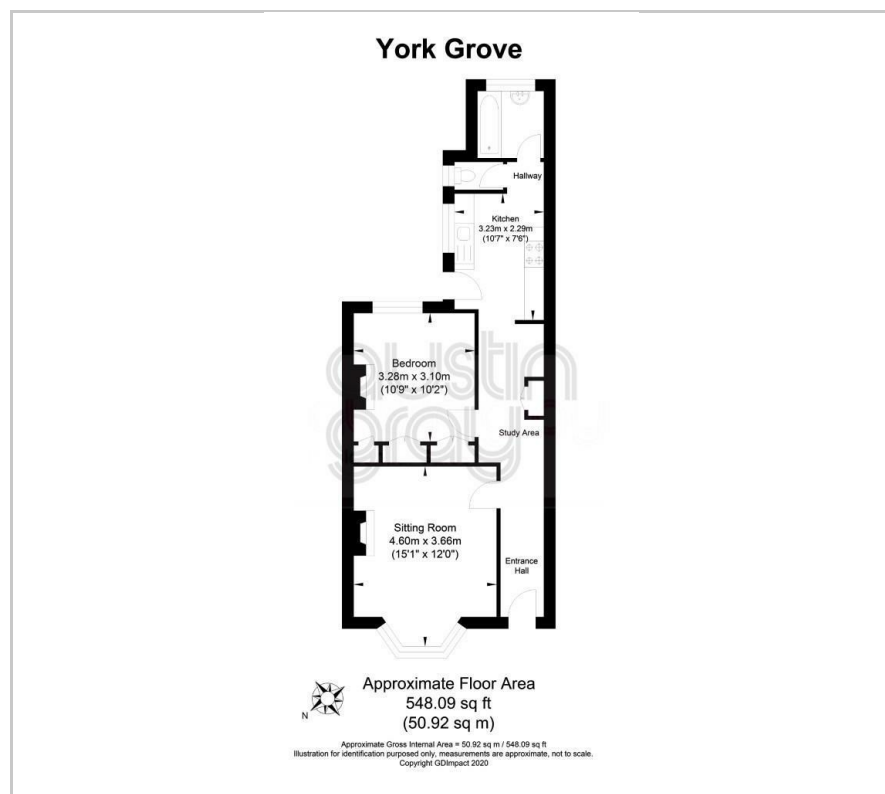


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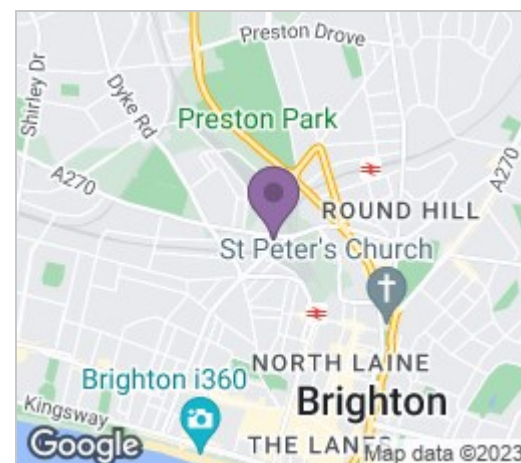


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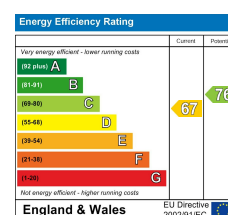
Floor Plan



Area Map



Energy Efficiency Graph



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