



## 10 York Grove Brighton, BN1 3TT

Guide price £700,000 - £725,000

A stylish, must-see house in a convenient location, offered for sale with no onward chain.

A beautifully presented, three bedroom, terraced, family home with a west facing, rear garden within a short walk of Brighton mainline station and amenities at the Seven Dials.

# 10 York Grove

Brighton, BN1 3TT



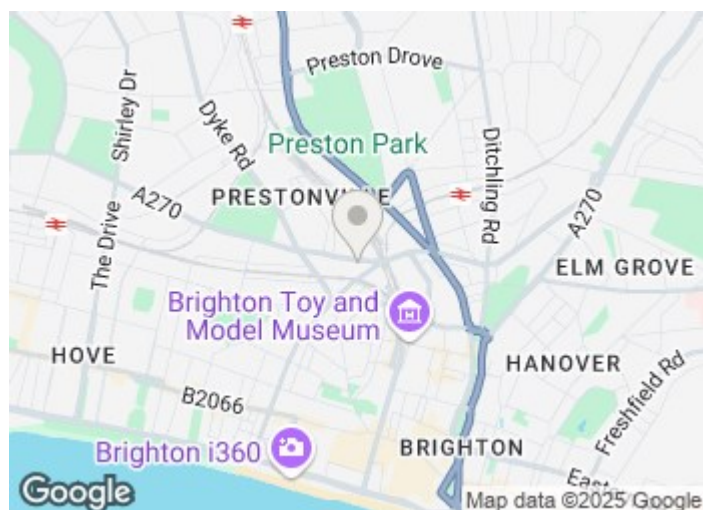
York Grove lies adjacent to York Villas and is within just a few moments' walk of the popular Seven Dials with an array of bars, delis, cafes, restaurants and other entertainment facilities. Brighton mainline station is located in nearby Queens Road providing north-bound commuter links with London/The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

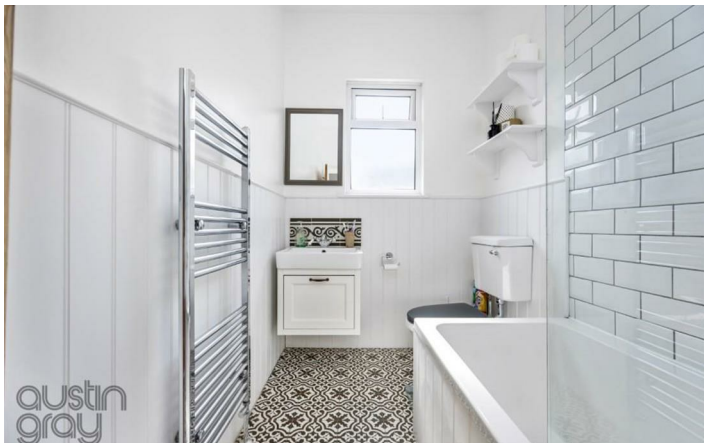
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A black and white tiled path leads to the front door which opens into the entrance hall with wooden floors that flow throughout the ground floor. A through living and dining room has sash windows to the front and a fireplace and provides ample space for entertaining. Steps from the dining room lead up to a beautifully fitted kitchen having bi-fold doors out to the west facing landscaped garden. There is a full range of fitted cupboards and drawers to include an integrated Bosch dishwasher, Neff double oven, hob and space for a fridge freezer. Two Velux windows overhead, one being electrically operated allow extra light to flood the kitchen. The downstairs cloakroom has plumbing for a washing machine and useful under stairs storage.

On the first floor are three bedrooms (two doubles and a large single) all with double glazed sash windows. The main bathroom/WC is to the front with a shower over the bath and fully tiled floor. Access to the boarded loft is via a retractable ladder.

The decked garden has walled boundaries with raised beds and fixed integrated seating area, a fabulous place to enjoy alfresco dining. The plants have been chosen for their sustainability for light and shade making it an easy garden to look after.





## Floor Plan

# YORK GROVE

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**GROUND FLOOR**  
Approximate Floor Area  
561.98 sq ft  
(52.21 sq m)

**FIRST FLOOR**  
Approximate Floor Area  
502.13 sq ft  
(46.65 sq m)

Approximate Gross Internal Area = 98.86 sq m / 1064.12 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Council Tax  
Band: C**

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| 100 points - A                              | Current | Potential |
| 92-100                                      |         | 88        |
| 81-91                                       |         |           |
| 69-80                                       |         |           |
| 55-68                                       |         | 59        |
| 39-54                                       |         |           |
| 21-38                                       |         |           |
| 1-20                                        |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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