

austin gray

York Mansions West York Avenue

Hove, BN3 1PS

Guide Price £450,000 - £475,000

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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.

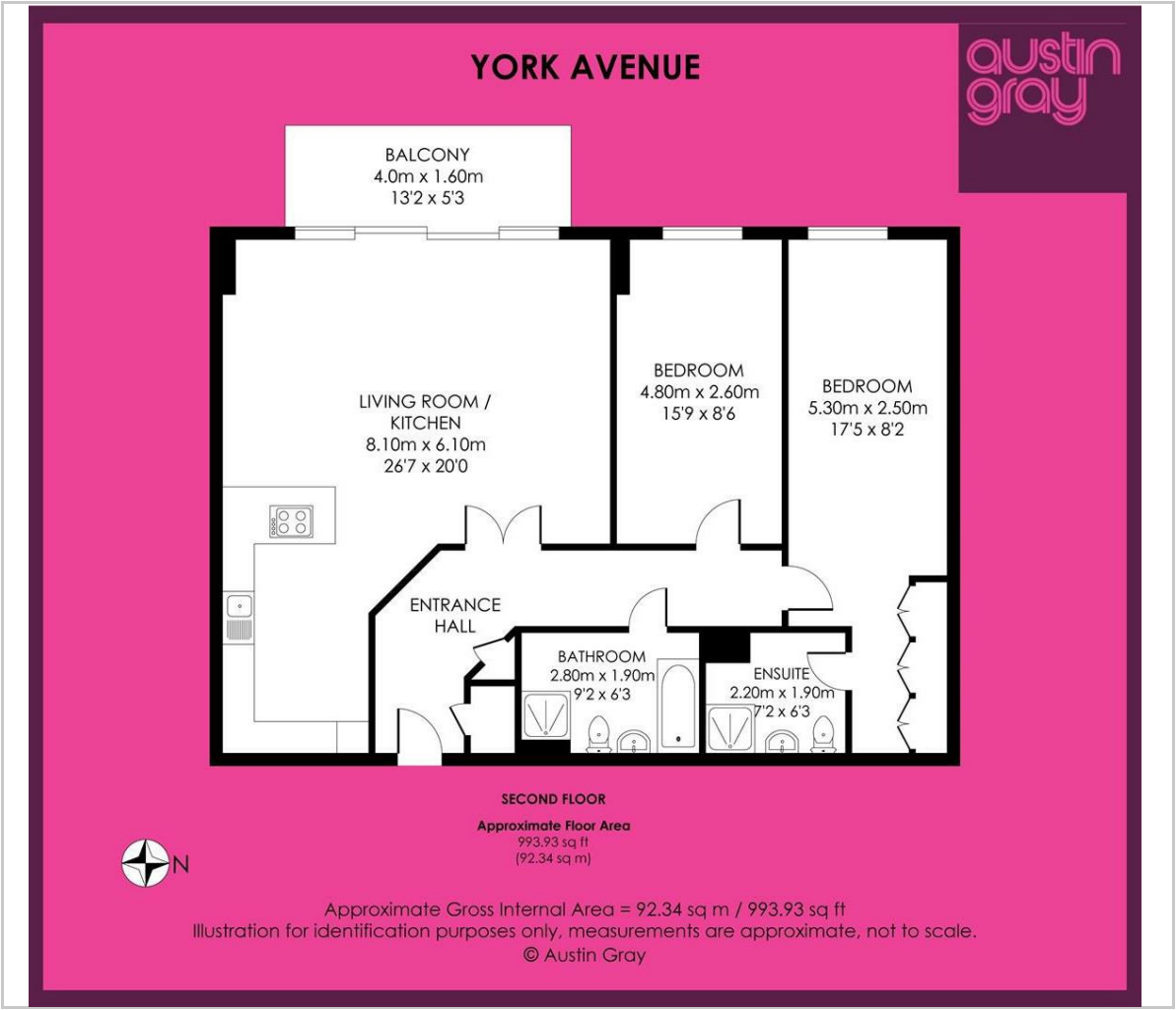
EPC rating: C
Tenure: Share of Freehold
Maintenance charges:
Council tax band: E
Parking zone: O -
Secure Allocated Residents and visitor Parking.



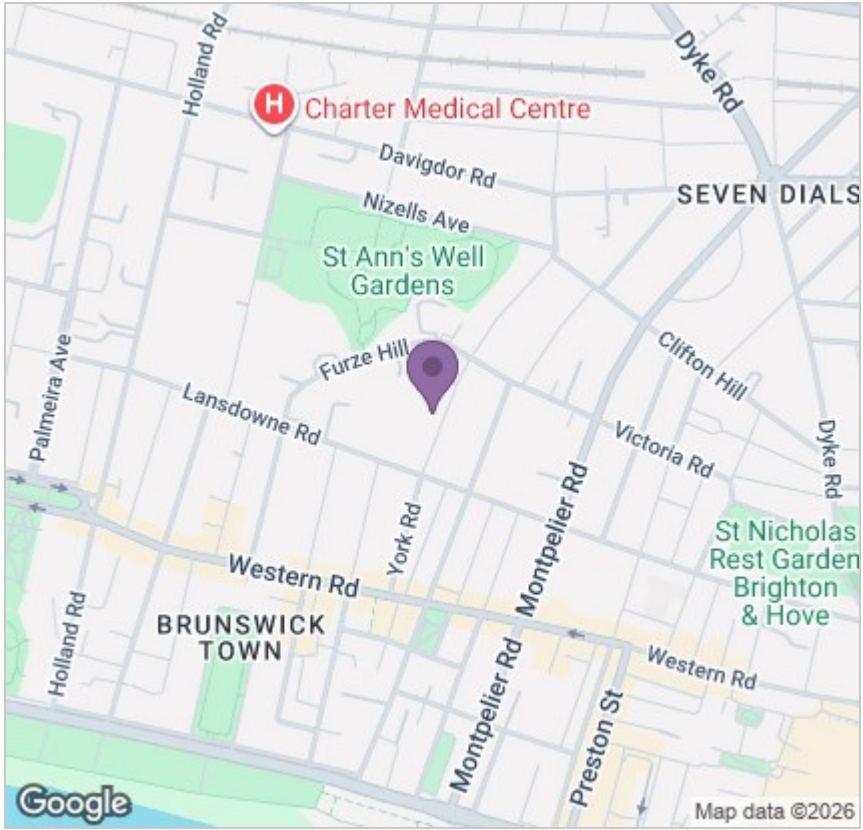




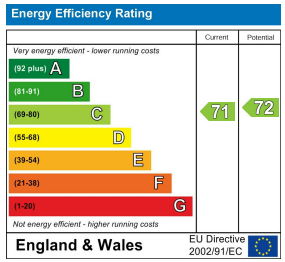
Floor Plan



Area Map



Energy Efficiency Graph



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.

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.

austin gray
first floor office 123-125 dyke road, hove, bn3 1tj
Tel: 01273 232232
residential@austingray.co.uk
www.austingray.co.uk

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