



# Flat 3, 5 York Avenue

Hove, BN3 1PH

**Asking price £550,000**

Situated on the entire first floor of an impressive semi-detached house on York Avenue, this remarkable two-bedroom apartment combines elegant period features with modern comfort. Offering generous proportions and natural light throughout, this home is perfect for those seeking space, style, and character.

The heart of the property is the expansive 17x13 ft living room, with a stunning original feature fireplace and a beautiful bay window that floods the space with natural light. Adjacent to the living room, the first double bedroom provides a serene retreat with access to a delightful balcony – perfect for enjoying your morning coffee!

To the rear, a second double bedroom measuring an impressive 15x15 ft benefits from west-facing large windows, bathing the room in warm, natural light. The well-appointed kitchen offers ample space for dining, featuring contemporary light grey fitted units with stylish wooden worktops. The property is completed by a spacious family bathroom, maintaining a seamless balance of functionality and charm.

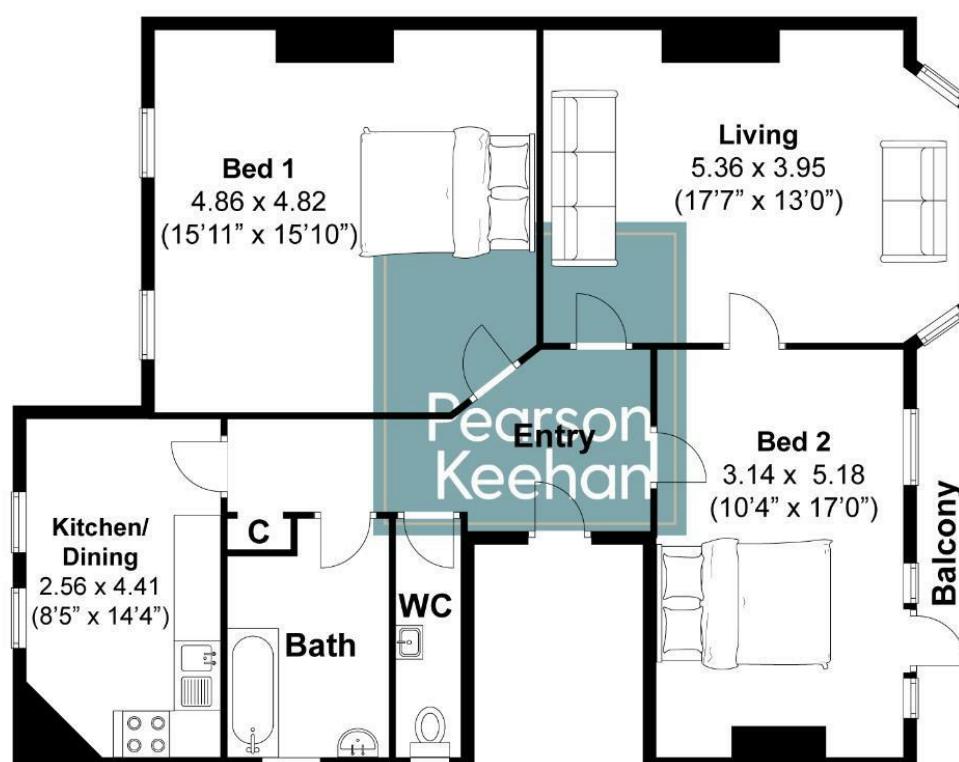
Situated in the sought-after York Avenue, this property enjoys an enviable location just a short walk from Western Road and the vibrant seafront. The trendy Seven Dials area, known for its independent shops, cafes, and restaurants, is also within walking distance, offering a vibrant community vibe. Brighton city centre is easily accessible, and Brighton Station is less than a mile away, providing excellent transport links.

Families will appreciate the proximity to good local schools, including the well-regarded Brunswick Primary. Additionally, the property is close to the tranquil greenery of St Ann's Wells Gardens, perfect for leisurely strolls or outdoor relaxation.



## York Avenue, Hove

Approximately 92.54 sqm (996.11 sqft)



### Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

# Pearson Keehan