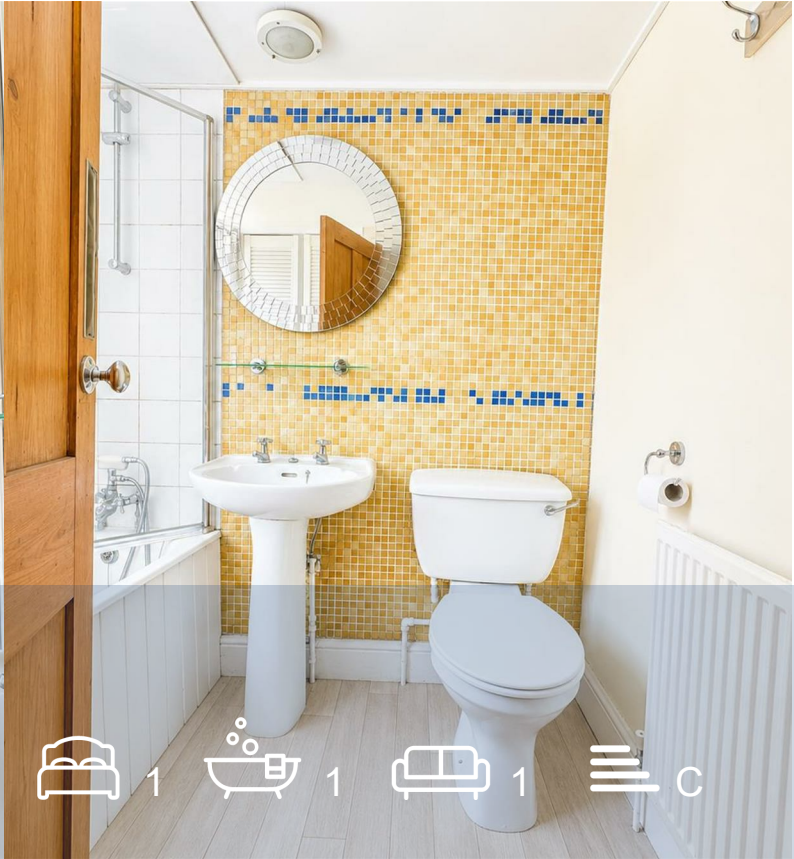


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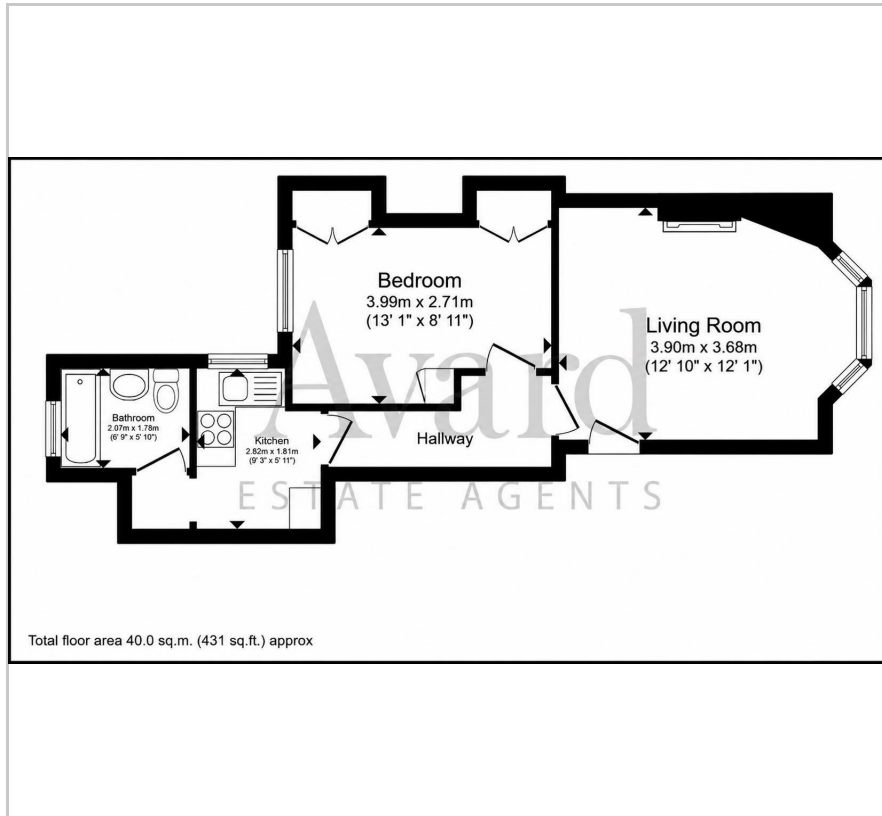
Estate Agents



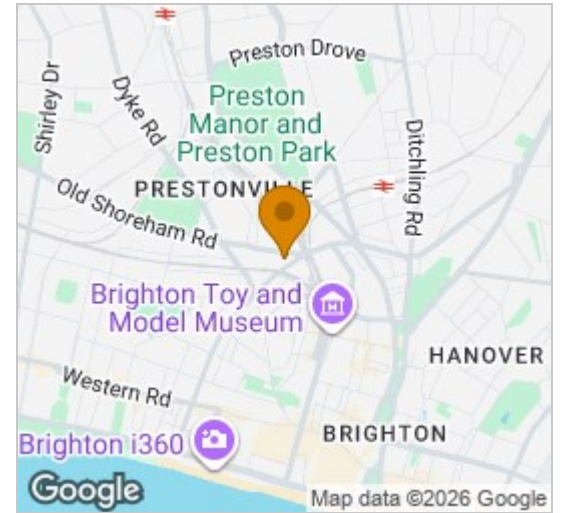
4b York Grove
, Brighton, BN1 3TT
£1,100 Per month

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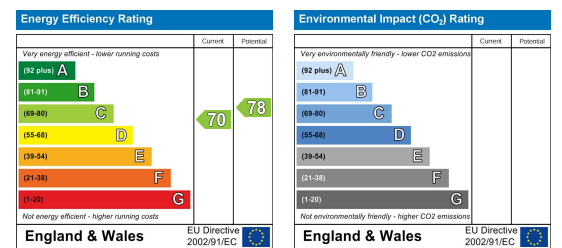
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

- Ground Floor Flat
- Idea for Commuters
- Double Bedroom
- Located Close To The Popular Seven Dials
- Period Fireplace
- Separate Kitchen



A well-proportioned ground floor one-bedroom flat, ideally situated in a popular residential location close to Seven Dials and within easy walking distance of Brighton mainline railway station. The property offers conveniently arranged accommodation and presents an excellent opportunity for first-time buyers, commuters, buy-to-let investors or those seeking a well-located Brighton home.

The accommodation comprises a spacious living room with character features, a good-sized double bedroom, a fitted kitchen and bathroom. The flat benefits from a practical layout with useful storage and excellent access to the wide range of amenities and transport connections available nearby.

York Grove is conveniently positioned adjacent to York Villas and just a few moments' walk from the vibrant Seven Dials. This highly sought-after neighbourhood offers an excellent selection of independent cafés, bars, delicatessens, restaurants and local shops, creating a lively village-style atmosphere within easy reach of central Brighton.

For commuters, Brighton mainline railway station is easily accessible via nearby Queens Road and provides frequent northbound services to London and The City, as well as connections to surrounding areas. Brighton city centre, the seafront and the extensive shopping, dining and entertainment facilities of the city are also within convenient reach.

An ideally located one-bedroom ground floor flat offering comfortable accommodation in one of Brighton's most convenient and popular central locations. Early viewing is highly recommended.



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.