



YORK GROVE BRIGHTON, BN1 3TT

LEASEHOLD

Guide Price £270,000 - £285,000. Superb one bedroom apartment with allocated parking, moments from popular Seven Dials and Brighton mainline station. This fantastic first floor apartment is well presented throughout with bright and spacious accommodation comprising; large bay fronted open plan kitchen/living, generously sized double bedroom and modern bathroom. Additional benefits include a long lease and no onward chain.

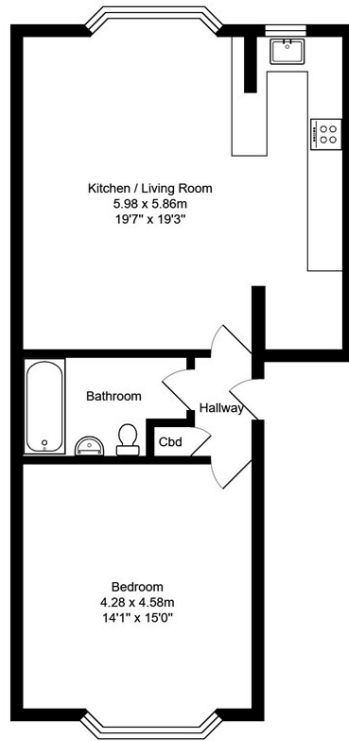
This extremely popular location offers almost immediate access to popular local shops, delicatessens, restaurants, and bistro's. Brighton's mainline railway station is close by providing regular and direct links to London whilst the North Lanes and central Brighton shops are easily accessible.

Nicholas James

SALES LETTINGS AUCTIONS







Grove Villa, York Grove
 Total Area: 58.3 m² ... 627 R²
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	82
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Lettings
 Ground Floor 8 The Drive
 Hove
 East Sussex
 BN3 3JA

01273 917915
 hello@nicholasjamesproperty.co.uk
 www.nicholasjamesproperty.co.uk

**Nicholas
 James**

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