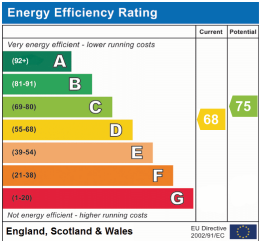
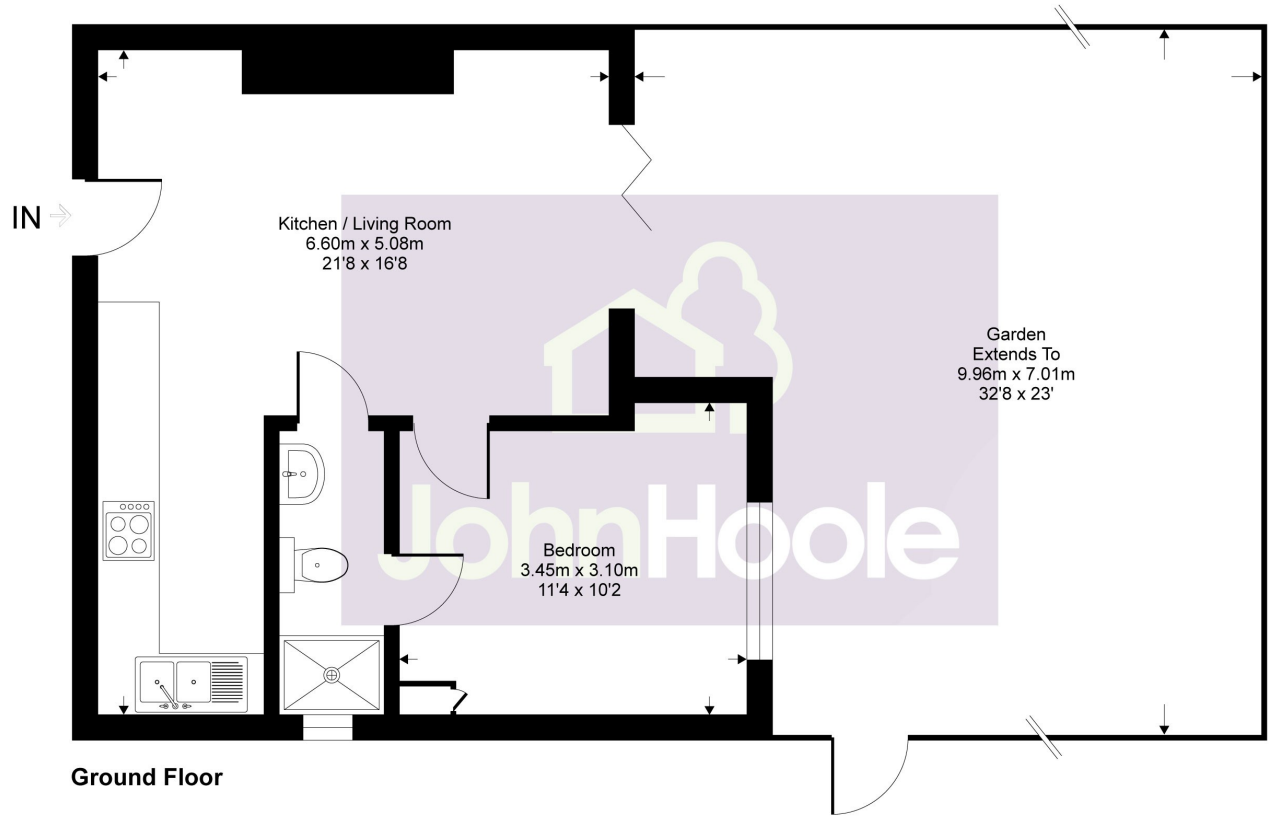




York Avenue, HOVE, BN3 1PH  
Offers in Excess of £350,000



**York Avenue, BN3**  
Approximate Gross Internal Area = 37.8 sq m / 407 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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01273 555115

info@johnhoole.co.uk

johnhoole.co.uk

214 Dyke Road | Brighton | BN1 5AA

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.







This beautifully upgraded property has been thoughtfully designed, blending modern elegance with high-quality features.

The spacious lounge is a standout, with expansive bi-fold doors that open onto the rear garden, seamlessly connecting indoor and outdoor living. The stylish kitchen is equipped with premium integrated appliances, a Quooker Pro three-boil tap, and a Samsung American-style stainless steel fridge-freezer with a filtered water cooler and ice maker. Throughout the home, the décor enhances its character, from the exposed brick fireplace wall in the living room to the warmth of engineered oak flooring.

Every detail has been carefully considered, with comprehensive soundproofing, high-specification fittings, underfloor cabling and wired-in ceiling speaker points ready for a top-tier audio experience.

The true gem of this property is its south-east facing patio garden—an idyllic retreat featuring mature planting and bespoke bench seating, perfect for relaxation or entertaining. A dedicated path provides convenient access from the street, ideal for bicycle storage and easy garden maintenance.

Perfectly positioned on the Brighton/Hove border, the property is just a short stroll from the beach, seafront, and the tranquil St. Ann's Well Gardens. A vibrant selection of shops, restaurants, and entertainment options can be found nearby on Western Road, Church Road, and in Brighton city centre.

With excellent transport links, including frequent bus services and mainline train connections from both Brighton and Hove stations, this home is perfectly suited for city living and commuting alike.



- NO ONWARD CHAIN
- SHARE OF FREEHOLD
- GROUND FLOOR 1 BED FLAT
- LARGE SOUTH-EAST FACING GARDEN
- SIDE ACCESS TO GARDEN
- HIGH SPECIFICATION THROUGHOUT
- LOW OUTGOINGS
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS
- CLOSE TO BEACH AND SEAFRONT