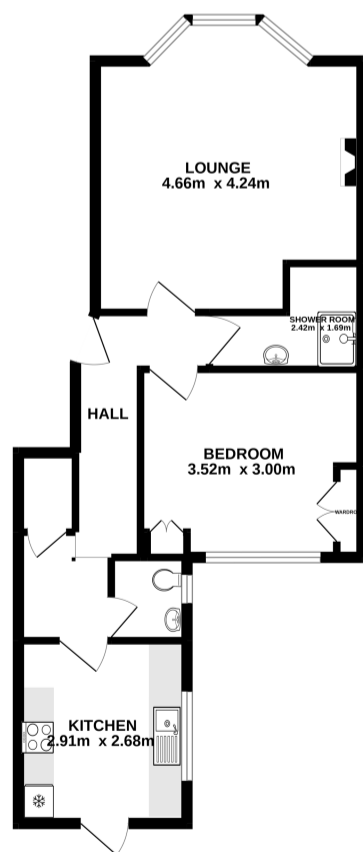




Ground Floor Flat, 54 York Road, Hove, BN3 1DL
 £300,000



GROUND FLOOR
 50.0 sq.m. approx.



GROUND FLOOR FLAT

TOTAL FLOOR AREA: 50.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Maximum
102 to 100	A		
91 to 81	B		
72 to 62	C		
53 to 43	D		
34 to 24	E		
15 to 05	F		
0 to 00	G		
Best energy efficient - Higher ranking costs less		79	69

Best energy efficient - Higher ranking costs less
 England, Wales & N.Ireland
 EPC Directive 2002/91/EC

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 info@johnhoole.co.uk
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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.





John Hoole Estate Agents are delighted to bring to the market this charming one bedroom raised ground floor flat situated on the highly sought-after York Road, set within the Brunswick Town Conservation Area and with the convenience of close proximity to shops, bars, restaurants, commuter links and the glorious Brighton and Hove seafront. The property is comprised of a good-sized living room with a large bay sash window and period features such as decorative coving and deep skirting boards. Further accommodation provides a double bedroom overlooking the garden, a wet room and separate WC, under-stairs storage and a separate kitchen which leads directly to the bonus of the property - its large and secluded south-east facing garden and patio with a myriad of mature planting and rear access for clearing garden waste etc. The property has wonderful scope for a cosmetic uplift and for its new owner, the potential to be an absolute gem. There will be a long lease provided upon completion of the sale and with no onward chain, this is an opportunity not to be missed.

Additional information -
 Tenure - leasehold (150 years once extended)
 Ground rent - £60 pa currently but will be peppercorn
 Service charge - £1573 pa
 Council tax band - B (£1647.58)
 Parking zone - M (may have waiting list)
 Managing agent - Property Fusion



- NO ONWARD CHAIN
- LONG LEASE UPON COMPLETION
- RAISED GROUND FLOOR FLAT
- LARGE SOUTH-EAST FACING GARDEN
- 1 DOUBLE BEDROOM WITH BUILT-IN STORAGE
- WET ROOM
- SOUGHT-AFTER CENTRAL HOVE LOCATION
- SCOPE FOR MODERNISATION
- GAS CENTRAL HEATING AND DOUBLE GLAZING TO REAR WINDOWS
- BRUNSWICK TOWN CONSERVATION AREA

