



*York Avenue*

Hove

mishons





Tucked away in a peaceful corner of central Brighton, just moments from the buzz of Seven Dials and Western Road, this stunning three-bedroom Edwardian apartment offers the perfect balance of character, style, and location.

Recently redecorated and beautifully presented, this first-floor home blends period elegance with modern comfort. High ceilings, original fireplaces, intricate cornicing, and picture rails add timeless charm, while soft neutral tones and plush carpets create a calm, welcoming atmosphere throughout.

The bright, airy living room is a real highlight, with a wide bay window framing views of the tree-lined street — ideal for relaxed evenings or entertaining guests. Next door, the sleek modern kitchen features glossy cream units, dark wood-effect worktops, and integrated appliances, with direct access to a private balcony — the perfect spot for morning coffee in the sun.

All three bedrooms are generous doubles, two with built-in wardrobes, and the principal bedroom offering plenty of space for freestanding furniture. Two well-appointed bathrooms — including one en suite — provide convenience for busy households, with the potential to update and add value over time.

Location-wise, it doesn't get much better. Local shops, cafés, parks, and the beach are all within easy reach, while Brighton Station is just a short stroll away, offering fast links to London, Gatwick, and beyond. Easy access to the A23 and A27 makes travel a breeze.

If you're looking for spacious city living with period charm, a prime location, and fantastic future potential, York Avenue could be your perfect next move.

➤ *Asking Price* £525,000

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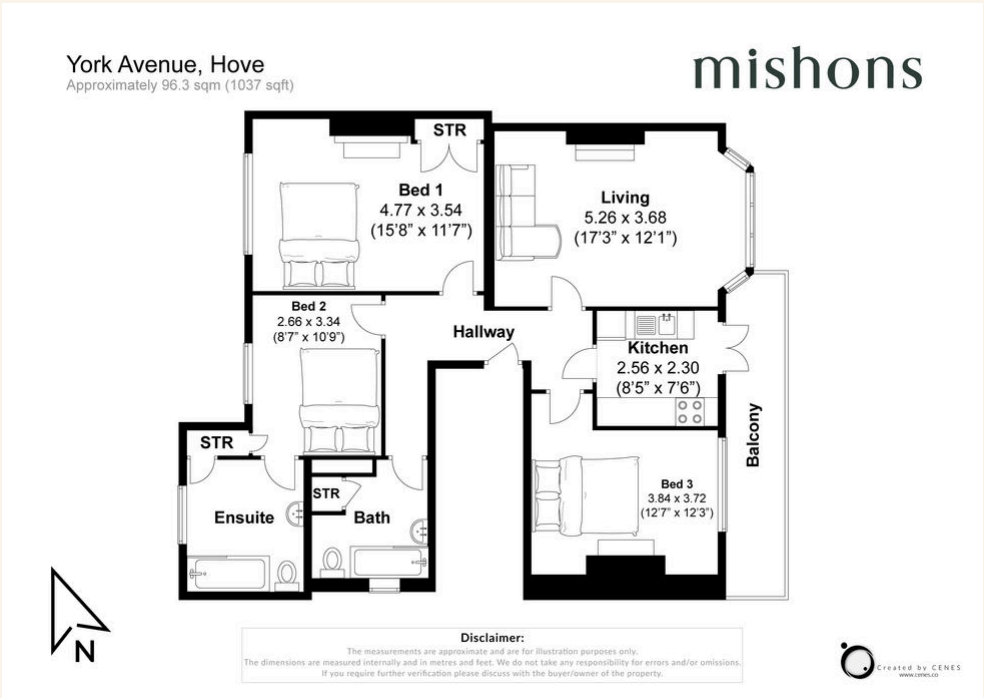
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TOTAL FLOOR AREA:  
1037 sq. ft. (96 sq. m.) approx







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