



# *York Villas*

BN1

mishons





Set in one of the best spots in the seven dials area, this beautiful five bedroom property that has been renovated to a superb level.

This Victorian masterpiece is also being sold to the market chain free!

As you enter the house the grand entrance hallway is wide and spacious and lets in tons of natural light. To the right is the front living area which overlooks the quiet street. The large Victorian bay windows give such a great sense of grandeur. This is a superb room to wind down in the evenings.

Through to the back of the house and you have the kitchen dining area with a newly fitted kitchen with stylish worktops and views overlooking the rear garden. The utility room leads off the kitchen area and has a newly tiled floor, there is also a renovated downstairs cloakroom off this room. The dining area has space for a large dining table to entertain friends and family. Brand new French doors then lead out to a stylish landscaped south facing garden.

Upstairs to the first floor and there are four bedrooms and the bathroom. The family bathroom is a great sized room and fully renovated in recent months. The main bedroom is at the rear of the building and like downstairs, has brand new French doors with a Juliet balcony overlooking the rear garden and views of Brighton. The second bedroom on this floor is at the front of the house and is also a great sized double bedroom. The third bedroom on this floor is on the side of the house down a couple of stairs and is also a double bedroom. There is also a home office on this floor that can also be used as a large single bedroom or guest room.

Upstairs on the top floor is a large bedroom which is either a perfect room for an older child or can be used as the main bedroom. There are some lovely views of the city from this room too. Lots of built in storage space also benefit this room.

Outside is a well maintained south facing rear garden perfect for entertaining during the summer months. This garden space has great privacy too. To the front of the house there is on street parking with a permit needed and the current owners have installed a new shed for even more storage.

York Villas is located less than a 10 minute walk to Brighton Station with its direct trains to London Victoria and London Bridge. The seven dials area is again just a few minutes' walk away with all its great restaurant and cafes.

➤ **Guide Price**    £1,200,000

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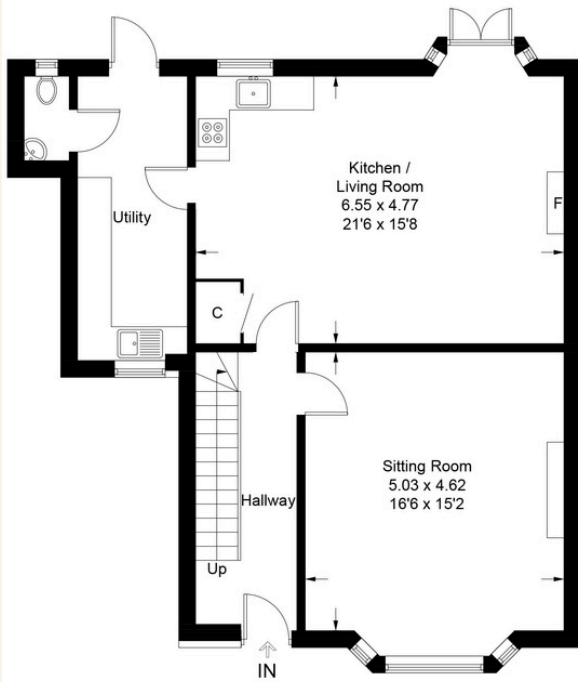
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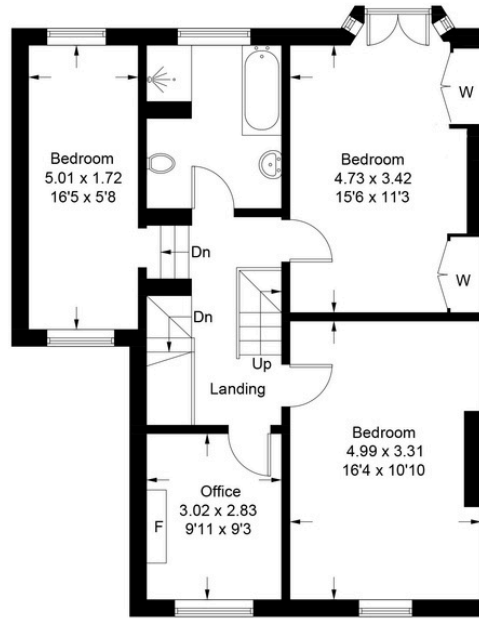


TOTAL FLOOR AREA:  
1889 sq. ft. (175.5 sq. m.) approx

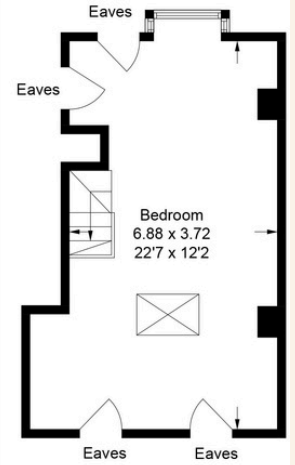
Approximate Gross Internal Area = 175.5 sq m / 1889 sq ft



Ground Floor



First Floor



Second Floor







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✉ [sales@mishons.com](mailto:sales@mishons.com)

☎ 01273 77 88 77

94 Church Road, Hove, BN3 2EB

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