



York Vilas

Brighton, BN1 3TS

mishons



Tucked away in the ever-popular York Villas, this charming semi-detached villa-style home presents an exciting opportunity for families, investors, or anyone looking to create a truly special home in one of Brighton's most convenient locations.

Offering fantastic potential throughout, the property provides generous and versatile accommodation arranged over two floors. The ground floor features three separate reception rooms, ideal for modern family living, entertaining, or flexible working spaces, alongside a separate galley kitchen. Both the kitchen and dining room offer direct access out to the rear garden, creating a wonderful connection between indoor and outdoor living. A convenient downstairs W.C. completes the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms and a large family bathroom. Subject to the necessary planning consents, there is significant scope to extend into the loft and considerably increase the overall footprint of the property, making this an exciting long-term investment opportunity.

York Villas enjoys a prime central Brighton location, just moments from Brighton Station, Seven Dials, and Preston Circus, offering easy access to an array of independent cafés, restaurants, shops, and commuter links. The property is also ideally positioned for several highly regarded local schools, making it particularly appealing for growing families.

A rare opportunity to acquire a characterful home with enormous potential in one of Brighton's most sought-after locations.

The property is vacant and being sold with no onward chain.

➤ *Guide Price* £750,000 - £800,000

3



3



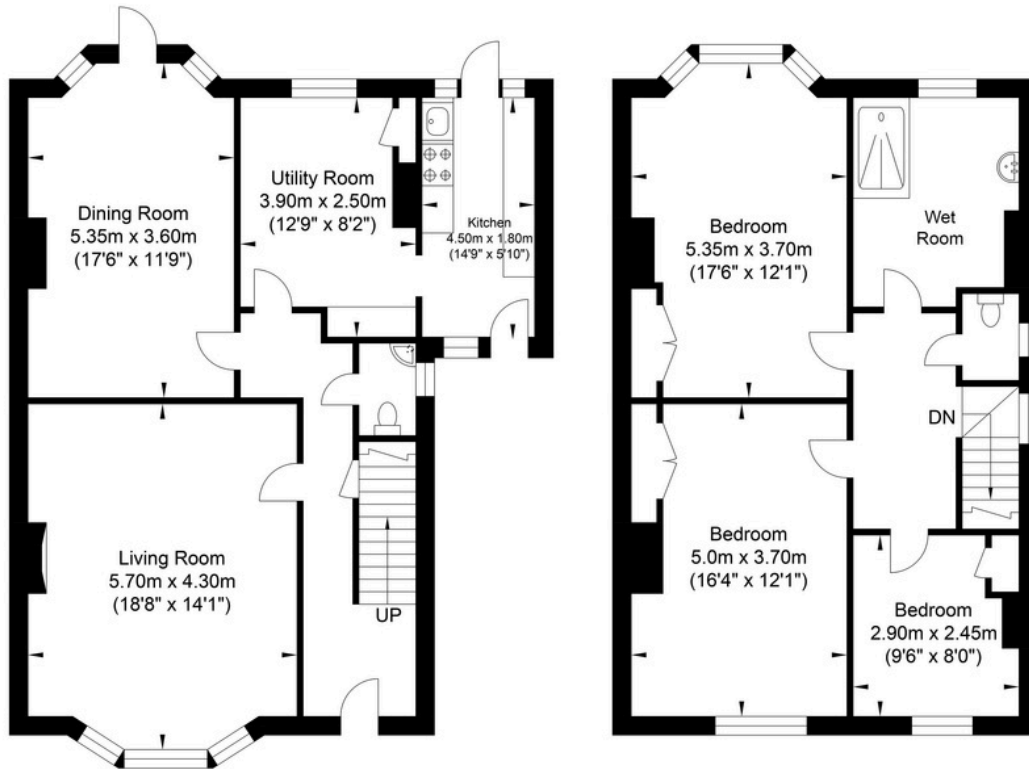
1



#



TOTAL FLOOR AREA:
1434 sq. ft. (133.26 sq. m.) approx





Whatever you're looking for...
We'll help you find it.

mishons

✉ sales@mishons.com

☎ 01273 77 88 77

94 Church Road, Hove, BN3 2EB

Monday-Friday: 8:45 am - 6 pm

Saturday: 9 am - 4 pm

Find us on Facebook and Instagram
@wearemishons or visit mishons.com