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## 8 York Place

Hove, BN3 1PN

Offers Over £700,000

Set back behind a charming front garden framed by mature shrubbery, this elegant home welcomes you into a landing with a stylish guest bathroom and deep built-in storage. The dual-aspect living and dining room is filled with natural light, featuring parquet flooring and a gas fireplace, and leads through glazed doors to a modern kitchen with integrated appliances, ample storage, and direct access to a west-facing courtyard garden. The property also benefits from a brand-new boiler with a 10-year guarantee, providing peace of mind and energy efficiency.

The first floor offers a crisp white family bathroom and two generous double bedrooms, with the principal arranged in an L-shape to create a separate dressing area. The top floor houses a further double bedroom with wood flooring and eaves storage. Additional highlights include a discreetly accessed cellar, versatile for storage or creative use, and off-street parking via a garage, accessible from the rear garden or street.

- Three Double Bedrooms
- End of Terrace
- Dual Aspect Living/Dining Room
- Ample Storage Throughout
- Two Gardens
- Garage
- Double Glazed Windows
- Prime Location Near St Ann's Well Gardens, Brighton Beach and Mainline Station
- Council Tax Band: D

### Viewing

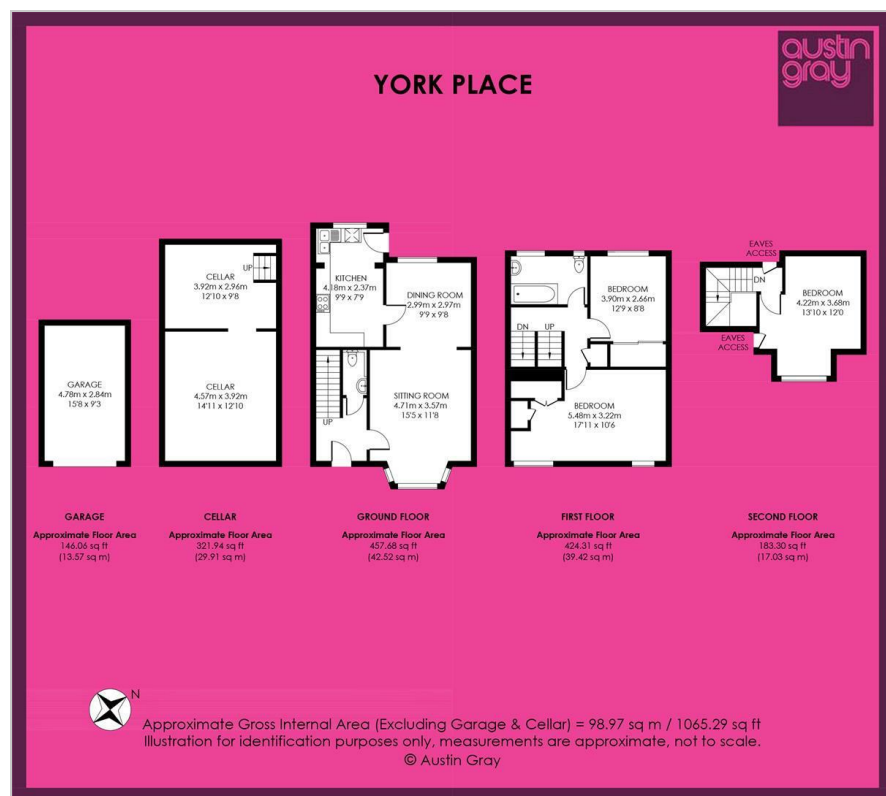
Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.





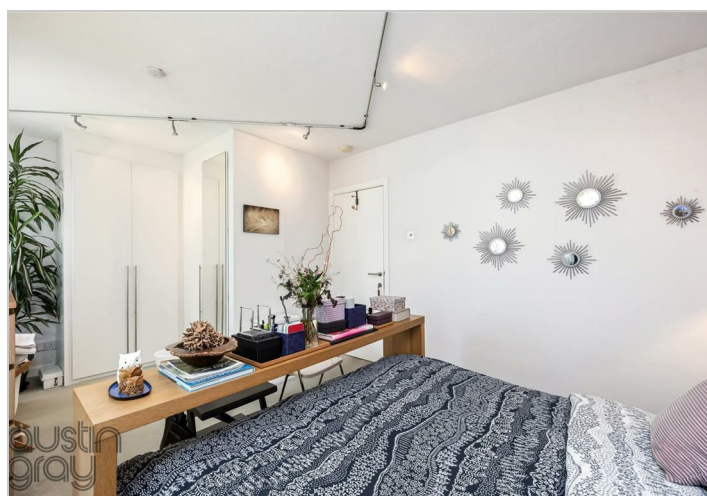
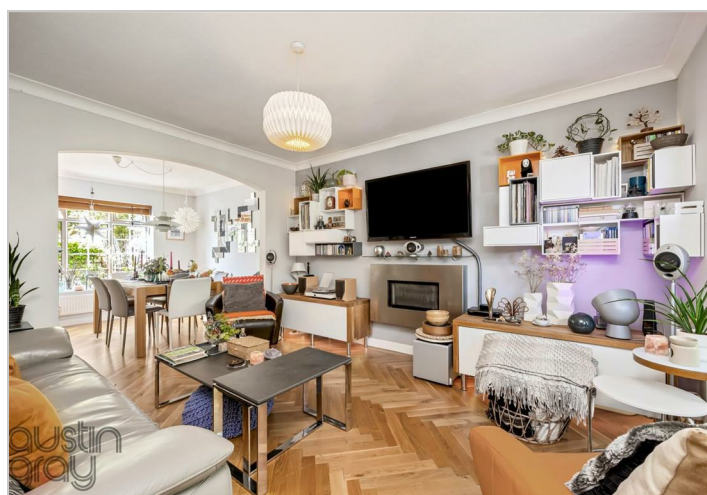
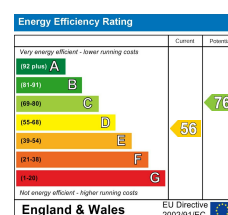
## Floor Plan



## Area Map



## Energy Efficiency Graph



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