

Mais, 56 York Avenue, Hove, BN3 1PJ

Price £450,000 Leasehold

Elliotts are delighted to offer for sale this VERSATILE and SPACIOUS (1350 sq ft) THREE DOUBLE BEDROOM maisonette in this much sought after residential location, with a 17' WEST FACING LOUNGE, SEPARATE KITCHEN and being within easy reach of LOCAL SCHOOLS, PARKS and SHOPS.

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York Avenue is perfect placed on this prestigious Hove avenue and is ideally located just a short walk from Hove seafront, Seven Dials, Church Road and Brighton mainline railway station, as well as the enviable benefit of St Ann's Well Gardens being the proverbial stones throw away.

Once inside the vastness of the accommodation truly hits you, with access from the private entrance on the ground floor, with steps leading to the first floor landing. The central landing gives access to all rooms, with a stunning 17 West lounge, separate dining room (could be a study or bedroom 4) and an independent kitchen to the rear. It is worth noting that you also have a large double bedroom and family bathroom on this level.



Leading onto the second floor, there is a large landing area with good storage and two further large double bedrooms with various wardrobe and eaves storage.



- **First and Second Floor**
- **Maisonette**
- **17' West Lounge**
- **Separate Kitchen**
- **Additional Dining Room / Bed 4**
- **Three Double Bedrooms**
- **First Floor Family Bathroom/WC**
- **Private Entrance**
- **Gas Central Heating**
- **Central Location**
- **Close to St' Ann's Well Gardens**

COMMUNAL ENTRANCE

BEDROOM 3 14'5 x 11'7 (4.39m x 3.53m)

ENTRANCE HALLWAY

FIRST FLOOR

FIRST FLOOR LANDING

SEPARATE CLOAKROOM

FEATURE WEST FACING LOUNGE

17'8 x 12'10 (5.38m x 3.91m)

DINING ROOM 8'7 x 8'4 (2.62m x 2.54m)

KITCHEN/BREAKFAST ROOM 11'7 x 9'10 (3.53m x 3.00m)



BEDROOM 1 14' x 12'10 (4.27m x 3.91m)

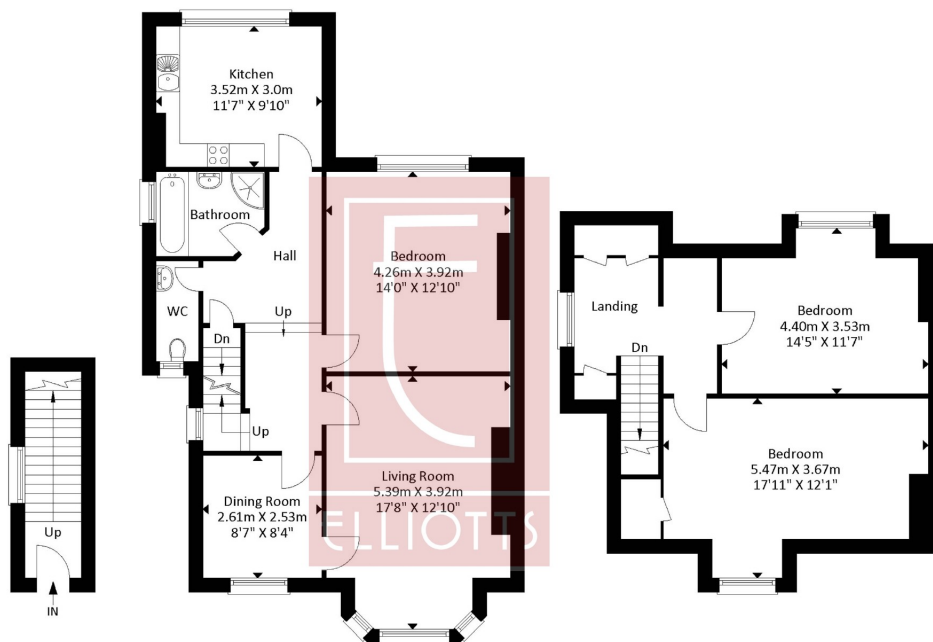
FAMILY BATHROOM

SECOND FLOOR

BEDROOM 2 17'11 x 12'1 (5.46m x 3.68m)



York Avenue, Hove



Ground Floor
Approximate Floor Area
57.04 sq ft
(5.30 sq m)

First Floor
Approximate Floor Area
799.75 sq ft
(74.30 sq m)



Second Floor
Approximate Floor Area
494.06 sq ft
(45.90 sq m)

Approximate Gross Internal Area = 125.50 sq m / 1350.87 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E		41	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E		40	
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	