



Top Floor Flat, 17 York Villas, Brighton, East Sussex, BN1 3TS
Share of Freehold

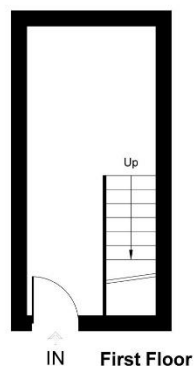
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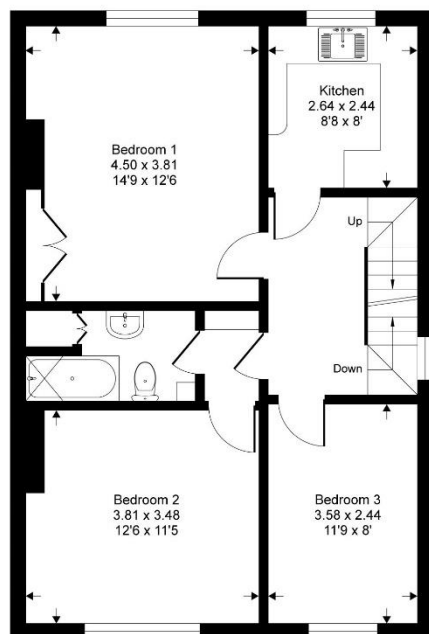


York Villas, BN1

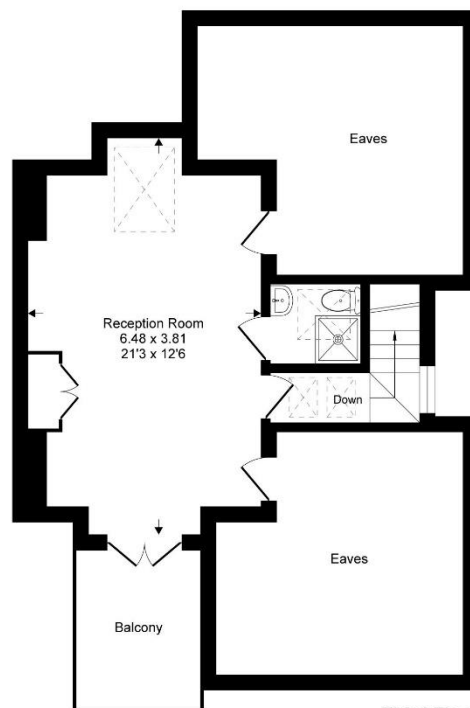
Approximate Gross Internal Area = 100 sq m / 1081 sq ft (excludes eaves)



First Floor



Second Floor



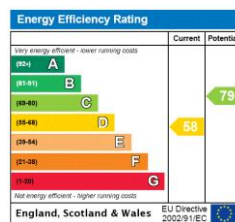
Third Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Train Station: Brighton 0.4 miles
Council Tax: Band C
Maintenance: Ad Hoc
Length of Lease: TBC

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission. **Please note that all leasehold information relating to length of lease or ground rent & service charges has been supplied to us by the seller.**



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A large Victorian converted three bedroom maisonette in the heart of the Seven Dials. Spacious proportions and an abundance of scope with a share in the freehold and long lease.

You can certainly feel a sense of space in this beautiful home, boasting large rooms with high ceilings throughout.

Not only does this property benefit from a very prestigious postcode but also oozing character and charm throughout.

The accommodation briefly comprises of three very good sized bedrooms, two bathrooms and a kitchen with combi boiler. There is also the added bonus of a balcony with urban views across neighbouring properties.

Brighton's extensive shopping facilities at Churchill Square are nearby, as is the promenade and bathing beaches. The Seven Dials thoroughfare offers a range of local amenities with its popular delicatessens, restaurants and bistro's.

Brighton's mainline railway station can also be found within close proximity providing regular services to Gatwick, London and beyond.

Renowned schools, both state and private, are also well represented within the area.

Mishon Mackay - Brighton

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