



Flat 5, 31 St. Aubyns, Hove, BN3 2TH

Spencer
& Leigh

Flat 5, 31 St. Aubyns,
Hove, BN3 2TH

Guide Price £250,000 - £275,000 Leasehold

- Favoured Central Hove Location
- Moments from the Seafront
- Ideal First Time Purchase or BTL Investment
- Vendor Suited
- Set within an Attractive Victorian End-of-Terrace
- Beautifully Presented Apartment
- High Ceilings and Feature Marble Fireplace
- Split Level Accommodation
- Large Walk-In Shower Room
- Exclusive to Spencer & Leigh

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Spencer & Leigh are delighted to offer for sale this well-presented split-level apartment. Located near Church Road and positioned towards the bottom end of this charming Victorian terraced street, the property is just a 'pebble' throw away from the seafront!

Situated at the rear of the first floor, the apartment features Large Sash Windows that allow natural light to illuminate the living area. Additionally, the high ceilings and a marble fireplace create a welcoming space for entertaining, dining, and working from home. There is also an additional area that could serve as a dedicated office space, which leads toward the kitchen which is currently used for hobbies. The kitchen boasts a range of high gloss floor and wall-mounted units providing great storage and workspace, along with a handy rack for utensils.

The lower level of the apartment accommodates a spacious shower room with matching white sanitaryware and stylish feature wall tiles, as well as a double bedroom, adding to the property's character and spacious feel.

The property's convenient location, beachfront living, and access to all amenities make early viewing essential. Don't miss out—call now to schedule a viewing with Spencer & Leigh!



St Aubyn's is situated in a prime position with many attractions including Hove seafront, Church Road and George Street for a wide range of shops nearby. There are what are considered to be good schools catering for all age groups as well as the popular St Anns Well Gardens. All travel networks are easily accessed with bus routes, Hove railway station and road links in and out of the city all within a short walk.



Communal Entrance

Stairs rising to all Floors

Entrance

Reception Room
16'8 x 15'8

Kitchen
10'2 x 5'10

Stairs descending to Bedroom

Bedroom
10'9 x 10'2

Family Shower Room/WC

Property Information

111 years remaining on the lease

Service Charge - £1,604.76 p/a

Ground Rent - £200 p/a

Conservation Area - Old Hove

Council Tax Band B: £1,818.49 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Restricted on street parking - Zone N

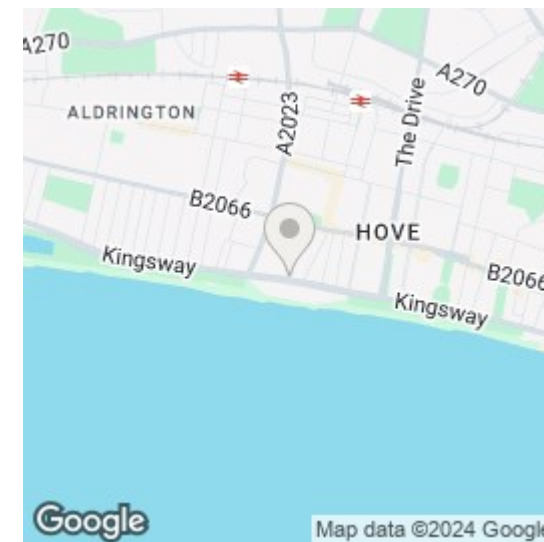
Broadband: Standard 14Mbps & Superfast 80Mbps available
(OFCOM checker)

Mobile: Fair/Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	78
England & Wales		EU Directive 2002/91/EC

**Spencer
& Leigh**

St Aubyns



First Floor
Approximate Floor Area
484.37 sq ft
(45.0 sq m)

Approximate Gross Internal Area = 45.0 sq m / 484.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.