



13 St Aubyns, Hove, BN3 2TG

£1,250 Per month

Maslen Letting Agents is delighted to offer an apartment close to Hove Seafront with a balcony. The property comprises some original features including high ceilings, one double bedroom with built in mirrored front wardrobes, living room leading to the balcony, fitted kitchen, and a bathroom. Deposit £1400. EPC Rating C. Council Tax Band B. The property is unfurnished and available now.

Communal Entrance

Main entrance and stairs leading to the first floor.

Entrance Hall

Storage cupboard. Doors leading to:

Living Room

17'4" x 10'5" (5.29m x 3.20m)

Two Bay windows with access to the balcony. Radiator. Fireplace surround. Doorway leading to:

Kitchen

Front aspect window. Wall and base units incorporating the electric oven, four ring gas hob and extractor fan. Stainless steel sink and drainer with mixer tap. Space for fridge/freezer. Space for washing machine.

Bedroom

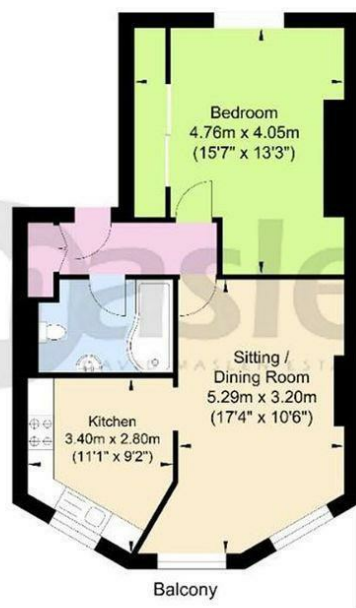
15'7" x 13'3" (4.76m x 4.05m)

Rear aspect window. Built in mirror fronted wardrobes with drawers, shelving and hanging space. Radiator.

Bathroom

Paneled bath with shower over and screen. Wash hand basin. Low level WC.





First Floor
Approximate Floor Area
558.86 sq ft
(51.92 sq m)

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

COVERING THE CITY

SALES

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS

First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.