



St. Aubyns, Hove

Guide price £550,000 to £575,000

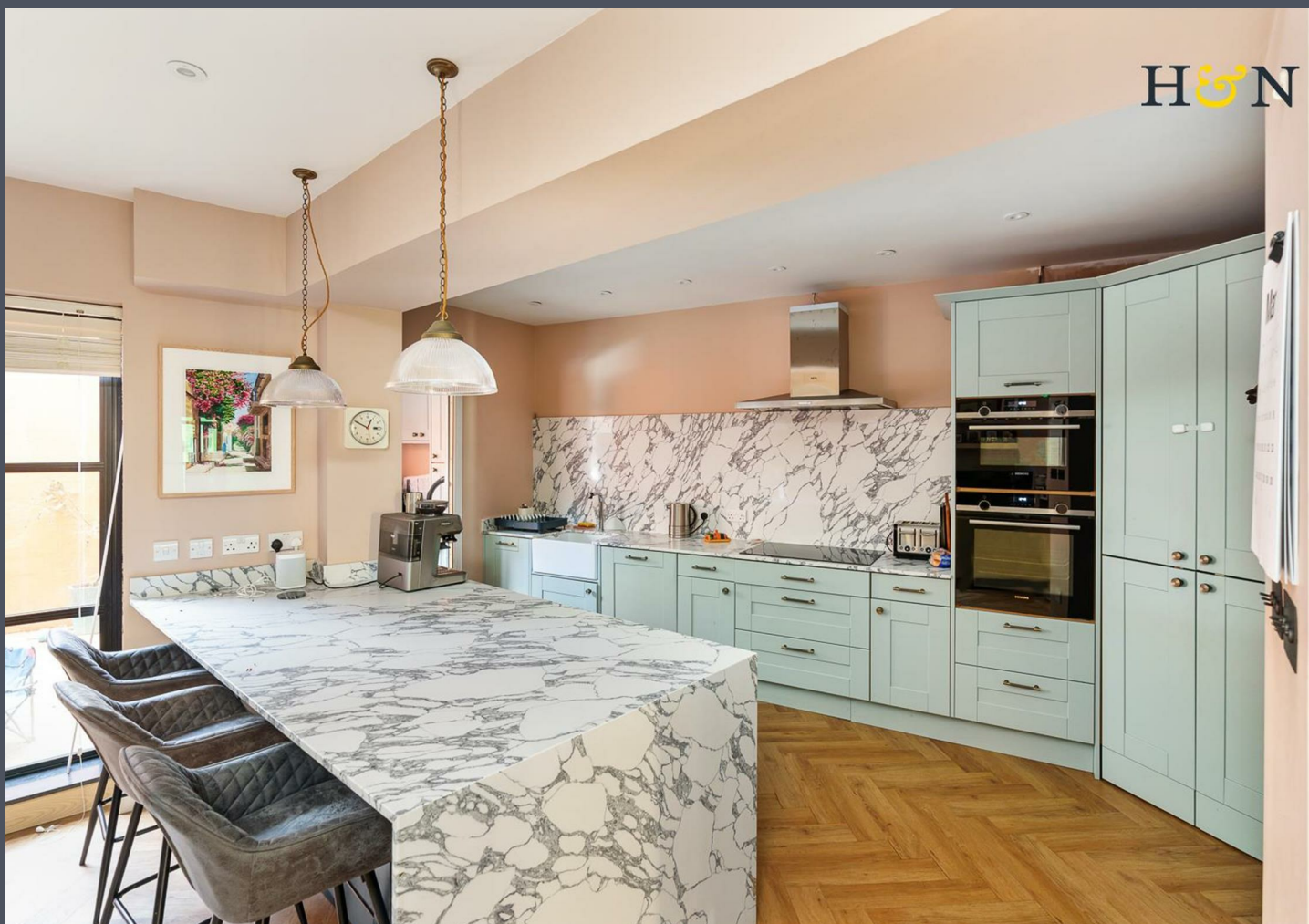
HEALY  
& NEWSOM

EST. 1990









## St. Aubyns, Hove, BN3 2TB

**\*\*Guide Price £550,000 to £575,000\*\*** An exquisite three bedroom Victorian garden apartment that has a delightful blend of classic elegance and modern convenience. Spanning an impressive 1,200 square feet, this beautifully presented home has an open plan kitchen diner and living room, perfect for entertaining guests or enjoying quiet evenings at home. This impressive residence includes front and rear patio gardens as well as having it's own private entrance. Offered for sale with a share of the freehold and long lease remaining.

Situated just moments from the stunning Hove seafront, this property is perfect for those who appreciate coastal living while being close to local amenities. The flat is in excellent condition throughout, making it a move-in ready home for its new owners. This is a rare opportunity to acquire a beautiful garden apartment in a sought-after location, combining the best of Victorian charm with modern living.

This lower ground floor apartment forms part of what was a Victorian town house and still retains the grandeur of the existing home. The apartment has its own private entrance with a gated patio garden that offers a charming approach and includes a large external storage cupboard for your convenience.

The welcoming entrance lobby is very spacious with glazed double doors opening to an even larger entrance hall that can accommodate a home office area. The heart of this property is the impressive open-plan kitchen and breakfast room, which flows seamlessly into the living areas, creating a warm and inviting atmosphere, there is also a separate utility room that adds to the practicality of this lovely residence.

There are three well-appointed bedrooms, including a master suite with an ensuite bathroom, there is a separate modern bathroom which is tastefully designed, providing a serene space for relaxation.

One of the standout features of this property is its private rear garden, an ideal spot for al fresco dining or simply unwind and enjoy the sea air.

### Location

This property is situated in an enviable location on the corner of St. Aubyns on Hove seafront, ideally positioned for all that Brighton and Hove has to offer, it is within Old Hove conservation area which preserves the period elegance and charm of this exceptional location. This area reflects the status

of wealthier Victorians and the properties here are varied in design but all are grand buildings with opulent and ornate architecture, elegant proportions with intricate detailing; they were built to be admired.

There is an extensive selection of café's, shops, bars and restaurants in nearby Church Road, George Street and Blatchington Road as well as a more comprehensive range of shopping facilities in Brighton city centre. For the commuters, Hove mainline railway station is approximately 0.8 miles in distance and offers a direct link to London Victoria, regular bus services are on the door step providing easy travel across the city and nearby towns and villages.

In addition, Hove seafront and Lawns are nearby and the King Alfred Leisure centre is just across the road where you will also find the renowned Marrocco's on King's Esplanade that has handmade Italian ice-cream, perfect for hot summer days.

### Additional Information

EPC rating: TBC

Internal measurement: 1,200 Square feet / 111.48 Square metres

Tenure: Leasehold with a Share of Freehold

Maintenance charge: £1,943.44. per annum

Council tax band: B

Parking zone: N

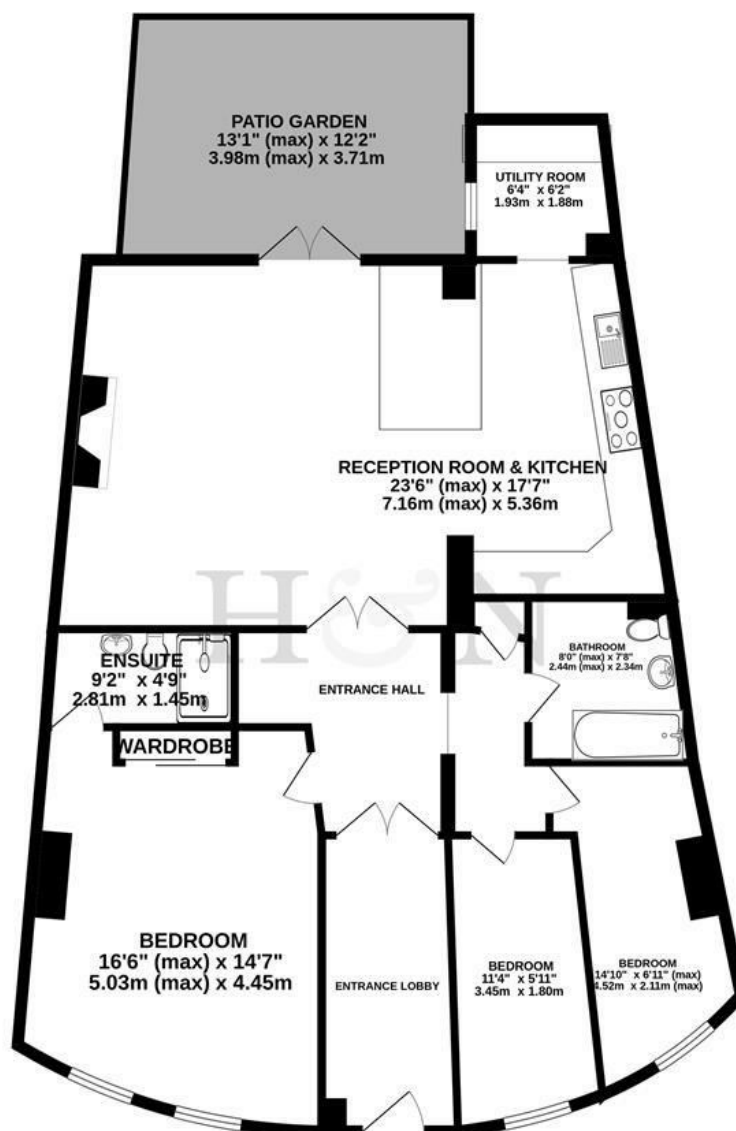








## LOWER GROUND FLOOR



TOTAL FLOOR AREA : 1200sq.ft. (111.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

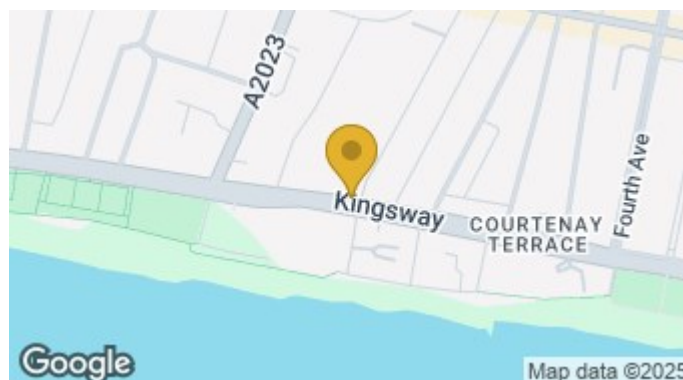


**HEALY  
& NEWSOM**

EST. 1990

19 Richardson Road  
Brighton & Hove  
East Sussex BN3 5RB

01273 746674  
hove@healynewsom.co.uk  
www.healynewsom.co.uk



**VERY IMPORTANT NOTES** - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.