

# ST AUBYN'S, HOVE, BN3 2TL



**PORT · HALL**  
ESTATES

**GUIDE PRICE £ 365,000**  
**LEASEHOLD/ SHARE OF FREEHOLD**



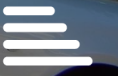
2



2



1



B

# SUMMARY



Occupying a convenient residential position on level ground between the Coast Road and the Church Road shopping thoroughfare with its varied range of shops restaurants and café bars along with the Tesco's superstore, which is almost opposite. In addition further shopping facilities are available in George Street and Blatchington Road and Hove station is readily accessible. The Seafront, Hove Lawns and bus services to Brighton City Centre are close to hand.

Forming the ground floor of this older style semi-detached property, currently arranged as five self-contained flats approached via a communal entrance hall with door entry phone system. The ground floor comprises principle bedroom with en-suite shower room, second bedroom, bathroom and lovely open plan raised kitchen/sitting room.

The flat has gas central heating, requires some updating and is arranged more particularly as follows:

## ENTRANCE HALL:

Alarm system, thermostat, door entry phone, under stairs storage cupboard.

## BEDROOM 1:

13'3 x 13' into bay window

Three floor to ceiling windows giving access to an ornamental balcony, radiator, built in double wardrobe cupboard, ceiling cornice, opening onto and en-suite shower room: corner shower cubicle, having tiling to walls and mixer valve, wash hand basin, low-level WC, radiator, part tiled walls, extractor fan, inset ceiling down lighter.

## BEDROOM 2:

15'3 x 7'

Radiator, ceiling cornice.

## BATHROOM:

Panelled bath, pedestal wash basin, low-level WC, extractor fan, inset ceiling down lighters, radiator, part tiling to walls.

## OPEN PLAN LOUNGE & KITCHEN:

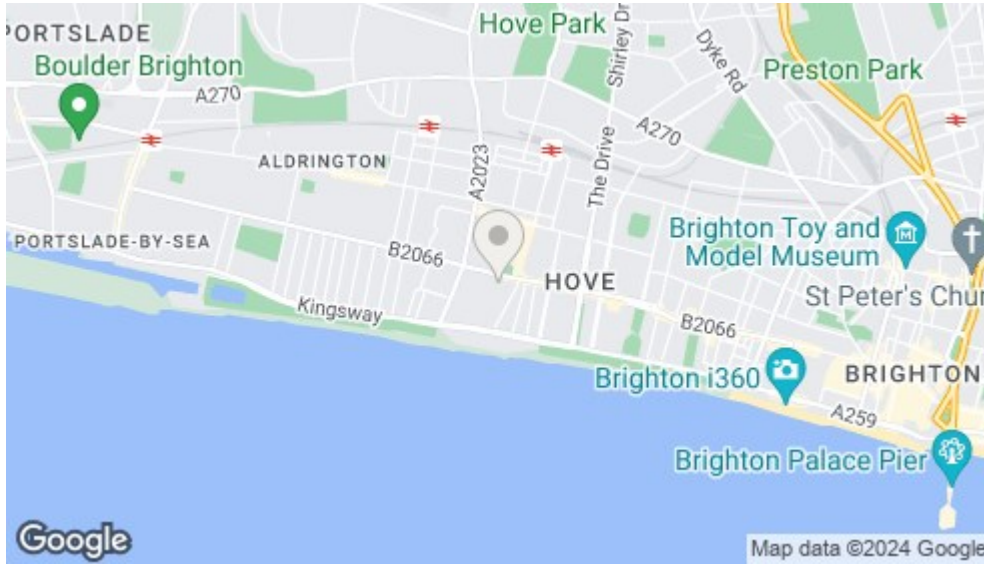
20 x 15 into chimney recess

Raised kitchen area with range of wall and floor units incorporating cupboards, drawers, work surfaces, inset four burner stainless steel gas hob with oven under and extractor hood above, inset stainless steel 1½ bowl sink unit with mixer tap. Space for washing machine, integrated fridge and integrated dishwasher, part tiling to walls, laminate floor, Lounge Area: Ceiling cornice, three ¾ height windows overlooking the front garden, two double panelled radiators, ceiling down lighters, extractor fan.





# LOCATION



# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

# VIEWINGS

Please contact our Port Hall Estates Office on 01273 559846 if you wish to arrange a viewing for this property or require further information.



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