



St. Aubyns, Hove



Guide Price
£600,000
Share of Freehold

- AN OUTSTANDING TWO DOUBLE BEDROOM GARDEN FLAT
- BEAUTIFUL LANDSCAPED REAR GARDEN
- HIGHLY SOUGHT AFTER HOVE LOCATION
- TWO BATHROOMS
- SEPARATE KITCHEN
- CLOSE PROXIMITY TO HOVE SEAFRONT & HOVE STATION

*** GUIDE PRICE £600,000 - £625,000 ***

Robert Luff & Co are delighted to bring to market this two double bedroom apartment situated on the lower ground floor of a converted period building. St Aubyns is an attractive tree lined road running between Church Road and Hove seafront. Many of Hove's amenities are within striking distance including Hove station and Hove seafront with its lawns, promenade and beach. Church Road with its vast array of restaurants, coffee shops, bars and shopping facilities are also within easy walking distance.

Accommodation offers: Spacious living/dining room, separate kitchen, two double bedrooms and two bathrooms. Other benefits include; a beautiful landscaped rear garden, long lease and ample storage.

**Robert
Luff & Co**
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T: 01273 921133 E:
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Accommodation

Entrance Hall

Kitchen 12'4" x 7'5" (3.76m x 2.26m)

Reception Room 16'8" x 13'6" (5.09 x 4.12)

Bedroom One 15'4" x 11'7" (4.67m x 3.53m)

Bedroom Two 13'0" x 11'2" (3.97 x 3.41)

Ensuite

Bathroom

Store

Rear Garden

Agents Notes

Tenure: Share Of Freehold

Maintenance Fee:

Council Tax Band: B

EPC Rating: C

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St. Aubyns



Approximate Gross Internal (Excluding Store) Area = 91.0 sq m / 979.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.