



# Flat 6, 17, Osborne Mansions St. Catherines Terrace

Hove, BN3 2RH

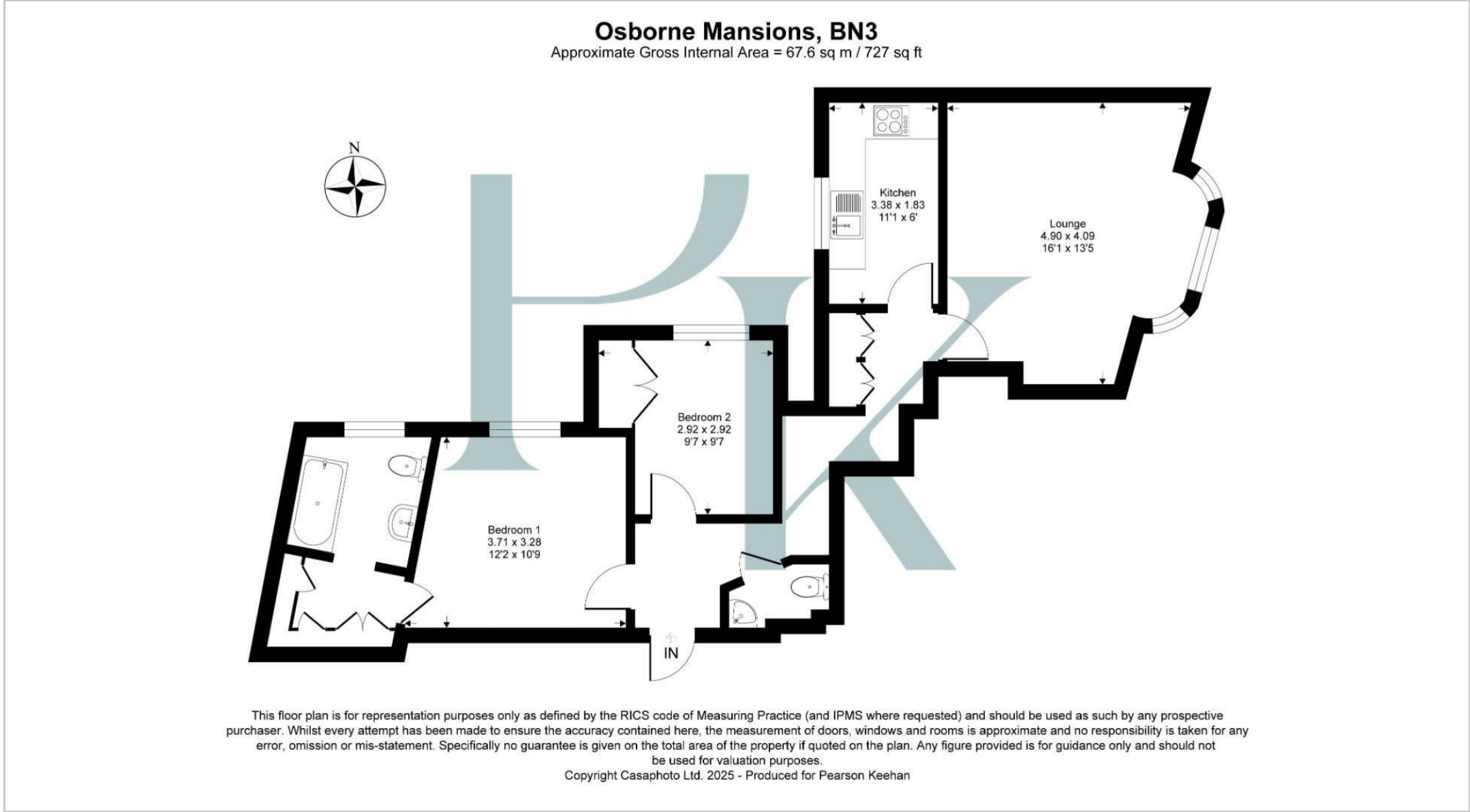
Guide price £300,000

A beautifully presented two-bedroom flat, ideally situated on the second floor of a charming period building along Hove seafront. Just seconds from the beach, offering an enviable coastal lifestyle.

Inside, the property boasts a bright and spacious living room with feature bay windows that flood the space with natural light, complemented by detailed cornicing and tasteful décor. The modern fitted kitchen comes complete with integrated appliances and sleek cabinetry.

The property also offers two generously proportioned bedrooms, one of which benefits from built-in storage. A separate W/C adds practicality, while the bathroom is finished with a sleek contemporary suite and neutral tiling. Throughout, the flat has been thoughtfully maintained and decorated.

Osbourne Mansions provides the ideal balance of coastal living and city convenience, with Hove seafront just moments from your doorstep and a wealth of vibrant cafés, independent boutiques, and local amenities close by on Kingsway and the vibrant Church Road. Hove lawns offers excellent green spaces to relax and unwind, while seamless transport links further enhance the location, with regular bus services into the city centre and Hove Railway Station within easy reach.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 81        |
| (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 (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

Pearson  
Keehan