



hamlyn
smith.

17-19 St. Aubyns, Hove, BN3 2TH

OIEO £375,000

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1 Bedroom



1 Reception



1 Bathroom

A truly unique first-floor apartment in St Aubyns Court, this home has been beautifully enhanced by the current owners. The standout feature is a bespoke kitchen in birch ply with solid ash worktops, hand-built with exceptional craftsmanship. In the bedroom, a staircase in English ash leads to a mezzanine level, where there is a second sleeping area.

- One bedroom apartment
- First floor
- 24ft Balcony
- Mezzanine area to bedroom
- Moments from Hove seafront
- Period features
- Immaculately presented
- Central Hove location
- Sea Views from balcony







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The front door opens into a hallway with a built-in shoe cupboard, from which all other rooms are accessed. At the front of the property lies a grand open-plan living and dining room with kitchen. Spanning over six metres, the room is defined by its extraordinary high ceilings, ornate coving, high skirting boards, and three striking floor-to-ceiling sash windows that open onto a balcony with sea views. A magnificent marble fireplace surround has been carefully restored after being uncovered beneath layers of paint, with scallop-shaped Fired Earth tiles set into the hearth. To one side of the chimney breast is a custom-built birch ply cabinet. The original floorboards remain, meticulously slivered to close gaps and prevent draughts.

The kitchen is equipped with high-quality appliances, including a Bosch fan oven, Neff induction hob, integrated Bosch dishwasher, and integrated Zanussi washer/dryer. There is also space for a full-height fridge freezer.

The bathroom is finished to a high standard, with a Cedar of Lebanon handbasin on a matching vanity unit. A thermostatic shower with rainfall head is positioned above the bath, and the walls are tiled in large-format, marble-effect tiles.

At the rear of the flat, the bedroom is filled with natural light from a large sash window, recently renovated, repaired, and draught-proofed. The elegant English ash staircase, with steam-bent spindles forming the balustrade, creates access to the mezzanine. A large custom-built wardrobe in high-grade birch ply adds generous storage.

Column designer radiators have been installed in both the living room and bedroom, and the property is served by a Vaillant Ecotec Plus boiler.

The apartment is extremely well positioned, moments from Hove seafront and close to all the shops, cafés and restaurants on Church Road. Pick up an ice cream to enjoy on the beach, from the popular Marrocco's restaurant and ice cream parlour, or wander down to Rockwater or Babble on Hove beach, for a sundowner on the terrace.

In just over 10 minutes you can walk to Hove station where there are fast rail services to London Victoria and further services along the South Coast. Buses on Church Road will take you directly into Churchill Square in no time at all. The King Alfred Leisure Centre is close by.

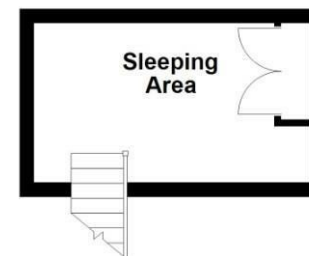
First Floor



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St Aubyns Court, Hove

Mezzanine



Total area: approx. 60.6 sq. metres (652.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.

