



St Aubyns, Hove, BN3 2TL
£2,250 Per Month



**GOLDIN
LEMCKE**

01273 777123
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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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£2,250 Per Month





Further Information

Available Furnished/Unfurnished or Part Furnished. NO expense has been spared to create this absolutely beautiful TWO DOUBLE BEDROOM, TWO BATHROOM garden level apartment with its own PRIVATE ENTRANCE, which is offered in pristine condition throughout to create a comfortable living space for either TWO professional Sharers or a young couple.

The flat occupies the entire garden level and has a very large reception room with double glazed sash windows, a semi open plan modern kitchen with integrated appliances, a utility room with washer dryer, a family bathroom, two double bedrooms one en-suite and its own generous size private courtyard.

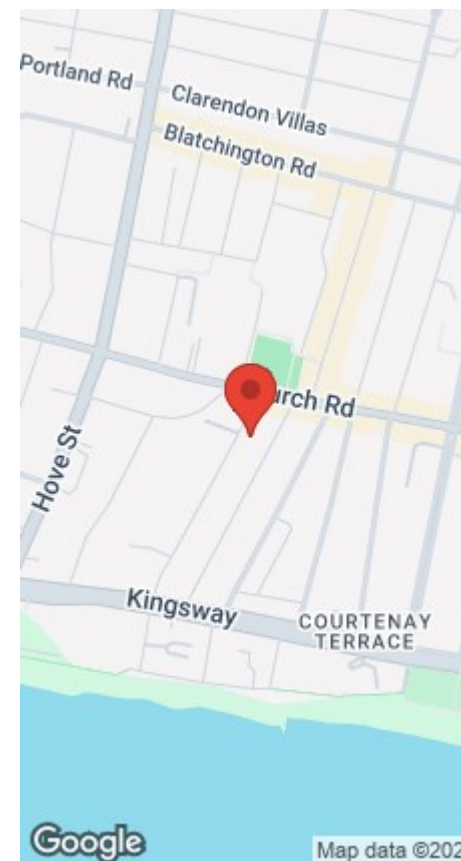
This property is very well located only moments from the local shops, cafes, restaurants and the main supermarket of Church Road with just a further five minutes to Hove Station with links to London, making this an ideal rental for commuters. AVAILABLE NOW.

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TOTAL APPROX. FLOOR AREA 780 SQ.FT. (72.5 SQ.M.)
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SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.
Call 01273 777123 or email property@goldinlemcke.com

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	



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