



St Aubyns, Hove BN3 2TB

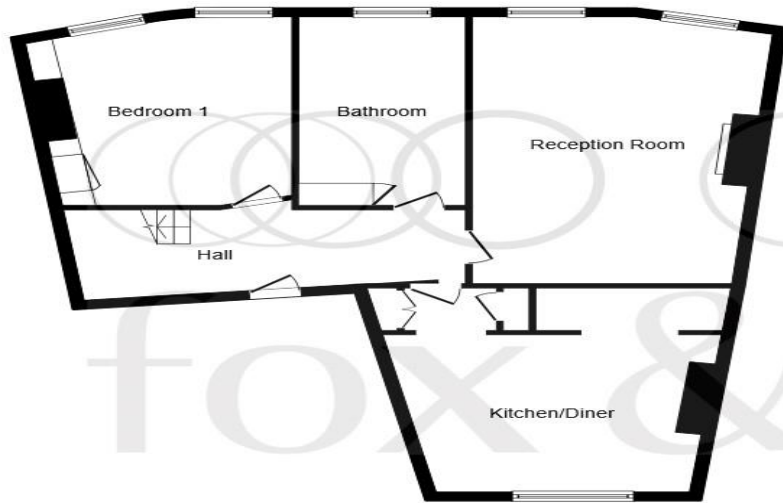
A very large four bedroom two bathroom top floor flat in central Hove. This is a fantastic property which has to be viewed internally to fully appreciate what it has to offer.

welcome to

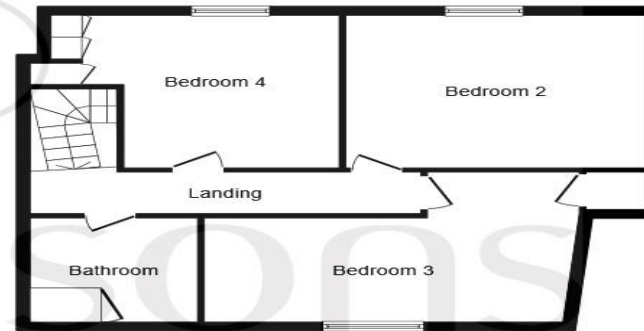
St Aubyns, Hove

The property itself is split over the top two floors; the first floor has the main living accommodation, including a large living room with high ceilings, a feature fireplace and south/east facing sash windows. The kitchen is set up as a kitchen diner; this is a very sociable room with space for a large dining table and chairs for at least 6 people. There is an attractive black cast-iron gas-powered stove, and the kitchen has large work surfaces splitting the room. The main bedroom and the main bathroom are also on this floor level. The bathroom has a walk-in shower and a free standing bath. The main bedroom is a very nice size double room; there are two large sash windows filling this room with light. The current seller has even had a bed made to ensure you wake up to a sea view every day. The top floor has three bedrooms; all three are double rooms and full of light.





Third Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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St Aubyns, Hove

- LARGE FOUR BEDROOM APARTMENT
- SPLIT LEVEL TOP FLOOR APARTMENT
- STUNNING SEA VIEWS
- LARGE KITCHEN DINING ROOM
- EXCELLENT DECORATIVE ORDER THROUGHOUT
- FANTASTIC CENTRAL HOVE LOCATION
- SOLD WITH NO ONWARDS CHAIN

Tenure: Leasehold EPC Rating: D

£575,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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