



**GOLDIN
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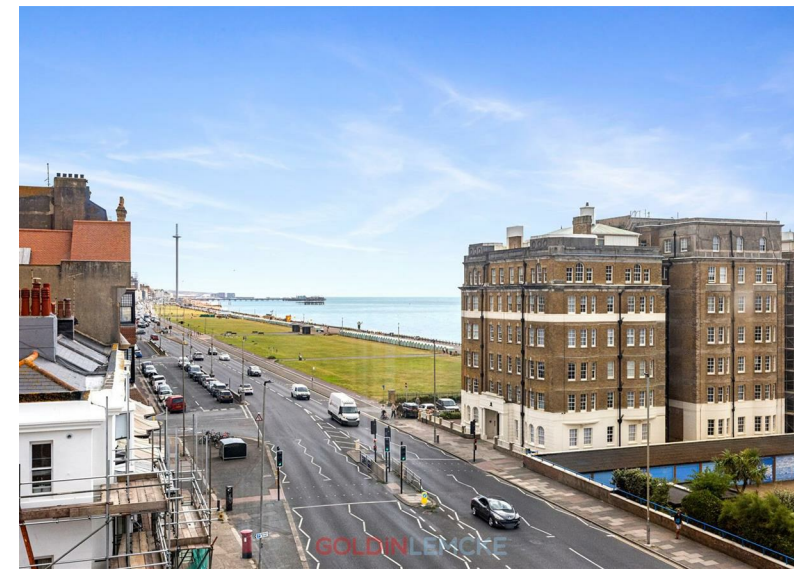
SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Albany Towers, St. Catherines Terrace, Hove, BN3 2RQ
£325,000 - £350,000 Guide

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A delightful south-facing two-bedroom apartment occupying part of the fifth floor of this sought-after purpose-built block, vacant for the first time since being built. Complete with stunning sea views and allocated underground car parking, early viewing is highly recommended.





Further Information

Internally, the accommodation comprises a spacious entrance hallway with excellent storage space, kitchen, and good-sized living/dining room with triple aspect bay window boasting stunning sea views. Further to this, there is a shower room and two double bedrooms, both benefitting from a southerly aspect and further sea views. The property is offered for sale with independent gas fired central heating and an allocated underground parking space.

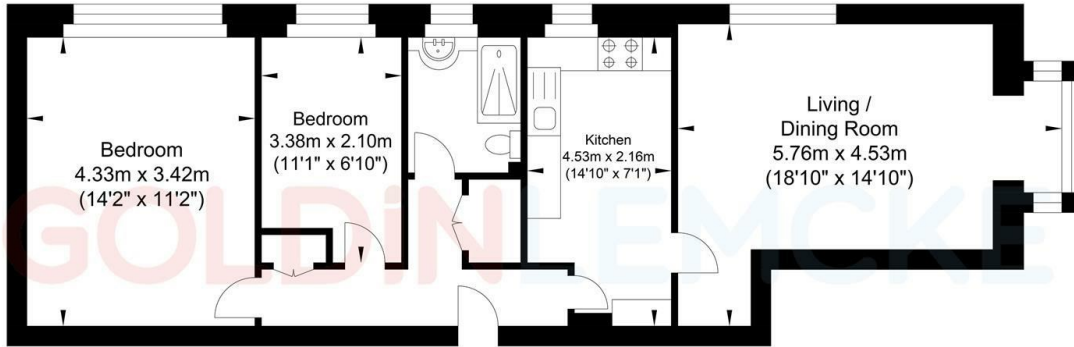
Albany Towers is superbly located in this seafront position in central Hove, with all amenities on its doorstep range including the many shops, bars, cafes, and restaurants on Church Road. Hove station is just a few blocks away and there are many bus links nearby, providing direct access to central Brighton, London and beyond, making this an ideal spot for commuters.



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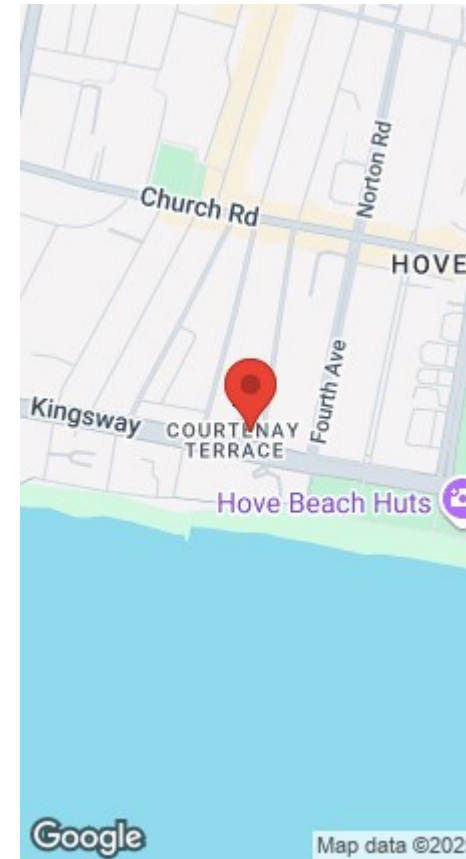
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St Catherine's Terrace



Fifth Floor
 Approximate Floor Area
 680.60 sq ft
 (63.23 sq m)

Approximate Gross Internal Area = 63.23 sq m / 680.60 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



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SELLING SOMETHING SIMILAR?

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 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		74	81
(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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