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| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| 73 | 81 |
| England & Wales EU Directive 2002/91/EC | |

| Very energy efficient - lower running costs | |
|---|-----------|
| A | (92 plus) |
| B | (81-91) |
| C | (69-80) |
| D | (55-68) |
| E | (39-54) |
| F | (21-38) |
| G | (1-20) |
| Not energy efficient - higher running costs | |

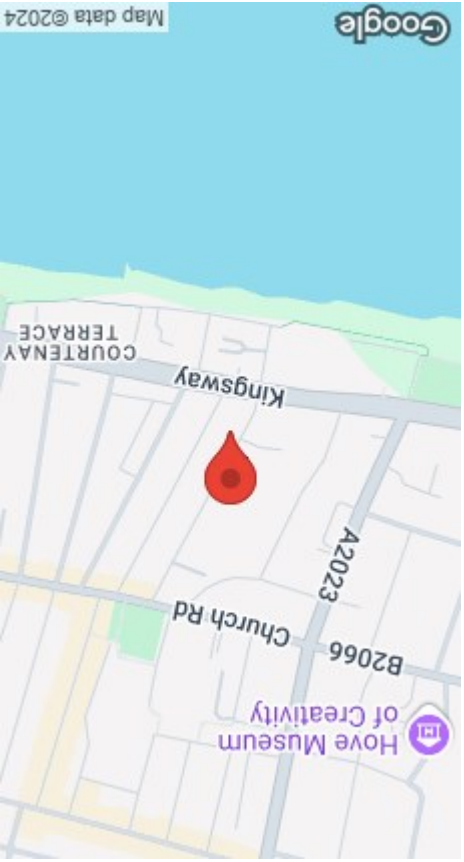
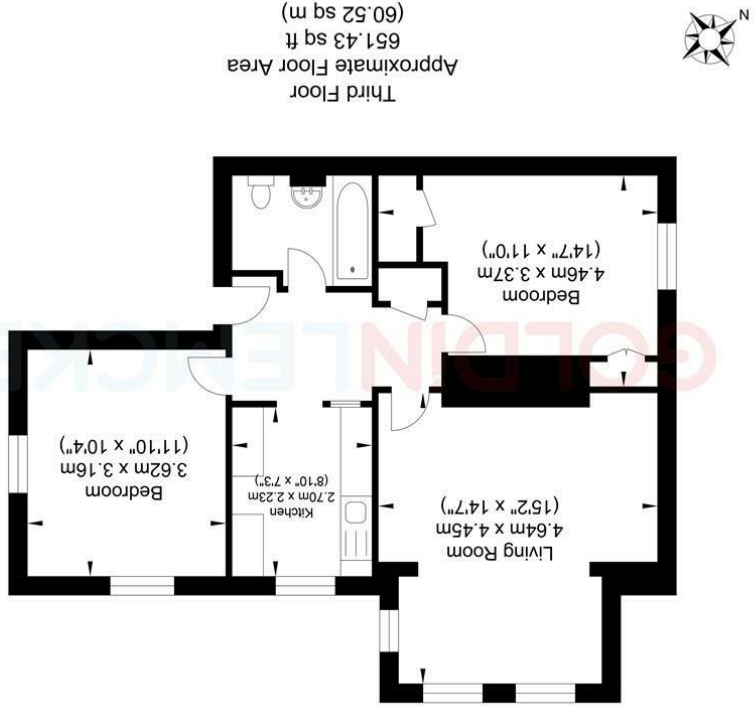


Illustration for identification purposes only, measurements are approximate, not to scale.



St Aubyns



St. Aubyns, Hove, BN3 2TH

£300,000 - £325,000 Guide

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A fantastic two-bedroom flat occupying part of the third floor of this attractive semi-detached period building, situated in this highly sought-after location just a stone's throw from Hove seafront. The property benefits from no onward chain, and is offered for sale in great decorative order throughout with beautiful sea views.





Further Information

****GUIDE PRICE £300,000 - £325,000**** A fantastic two-bedroom flat occupying part of the third floor of this attractive semi-detached period building, situated in this highly sought-after location just a stone's throw from Hove seafront. The property benefits from no onward chain, and is offered for sale in great decorative order throughout with beautiful sea views.

Upon entering the building, you are met by well-maintained communal hallways with a handy passenger lift. Internally, the accommodation comprises a spacious entrance hall accessing all rooms, including a generously sized bay-fronted living/dining room with large sash windows with stunning sea views. Further to this, there is a separate fitted kitchen, bathroom, and two good sized double bedrooms, one with excellent sized built-in storage space, and one with further sea views. The property is offered for sale in great decorative order throughout with newly fitted carpets and benefits from gas central heating, ample storage space, and no onward chain.

St Aubyns is a sought-after location, perfectly positioned close to the Hove Seafront. Its proximity to the beach and promenade makes it ideal for coastal walks and outdoor activities. The area is known for its relaxed atmosphere, with plenty of independent cafés, restaurants, and shops along Church Road, adding to its appeal. Nearby, Palmeira Square and Hove Lawns offer green spaces to unwind, while Hove train station provides convenient links to Brighton and beyond. St Aubyns combines the best of coastal living with easy access to local amenities and transport.

