



St Aubyns, Hove, BN3 2TB  
**£475,000**



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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002



# St Aubyns, Hove, BN3 2TB

**£475,000**

A delightful two-bedroom garden flat occupying the lower ground floor of this period Victorian building, just moments from Hove seafront. Beautifully presented and generously proportioned throughout, the property offers excellent storage, a share of freehold, and a private west-facing patio garden.







## Further Information

Accessed via its own private entrance, the accommodation comprises a spacious entrance hall, a fantastic sized living/dining room with two sets of double doors opening onto the garden, and a well-equipped kitchen with further garden access. Further to this, there are two double bedrooms, bathroom with bath and separate shower, wet room, and a large under pavement storage room - currently used as a third bedroom. Garden flats of this quality are rarely available in this area, and early and internal viewing is highly recommended.

St Aubyns is situated in this highly sought-after location in the heart of Hove, ideally located between Church Road and the seafront. This central position offers residents the convenience of having a wide range of shops, cafés, restaurants, and everyday amenities just around the corner on Church Road, while also being only moments from Hove Lawns and the beach. The seafront is currently undergoing extensive renovation aimed at significantly enhancing the area for both residents and visitors. The area is well-connected, with regular bus services running along the coast and into central Brighton, and Hove Station within easy reach for direct trains to London and beyond. The road is known for its attractive period architecture and a well-established community feel, making it a desirable spot for those looking to enjoy everything Hove has to offer, all within walking distance.

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St Aubyns



Lower Ground Floor  
Approximate Floor Area  
1050.45 sq ft  
(97.59 sq m)

Approximate Gross Internal Area = 97.59 sq m / 1050.45 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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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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