



St. Aubyns, Hove, BN3 2TG
£350,000



**GOLDIN
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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A superb one-bedroom flat occupying part of the first floor of this attractive period building, located in this extremely sought-after location just a stone's throw from Hove seafront. The property is well presented throughout and benefits from a south-facing wraparound balcony that enjoys lovely sea views.





Further Information

The accommodation comprises a spacious entrance hall with built-in storage, generous south-facing living/dining room with sea views, kitchen, wrap-around balcony with further sea views, modern shower room, and a double bedroom. This is a truly fantastic flat offering high ceilings and no onward chain. Early viewing is highly recommended.

St Aubyns is in a fantastic spot in Hove, set just moments from the seafront. It's a popular wide tree-lined street with cafés, shops, and useful transport links all close by. The easy access to the beach gives the area a relaxed, coastal feel, making it a popular choice for anyone wanting to enjoy life by the sea while still being near everyday amenities.



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St Aubyns



Approximate Gross Internal Area = 51.0 sq m / 549.0 sq ft
Illustration for identification purposed 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

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		
	70	77
England & Wales		EU Directive 2002/91/EC

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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.