



# 22 St. Aubyns

Hove, BN3 2TD

**Guide price £375,000**

Guide Price £375,000 to £400,000... Located in the heart of Central Hove, this beautifully presented ground floor mansion apartment enjoys a rare and highly desirable feature: an exceptional west-facing private garden, offering space, privacy and afternoon to evening sun.

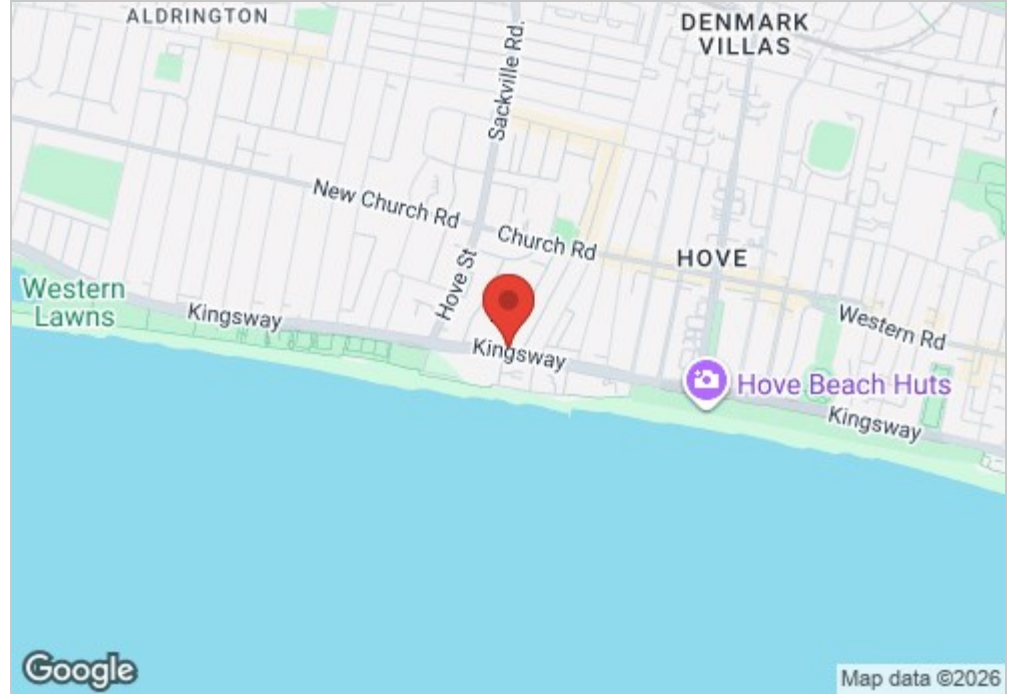
Positioned just moments from Hove Promenade and the seafront, the location is superb. Popular destinations such as Rockwater and Babble Bar & Restaurant are within easy reach, ideal for coastal dining and relaxed evenings, while a variety of independent cafés and shops are close by. Hove Station is also within walking distance, providing excellent commuter links to London.

Set within an impressive Victorian villa, the apartment extends to approximately 79 square metres and has been refurbished with considerable care and attention to detail. Period features are beautifully retained and complemented by modern finishes, including high ceilings, ornate cornicing, cast-iron radiators and solid oak insulated flooring.

The principal reception room is a welcoming and elegant space, filled with natural light from its east-facing bay window, with a glimpse of the sea adding to the sense of place. The generous double bedroom sits to the rear of the apartment, enjoying a tranquil outlook over the garden and benefitting from evening sun, with original wooden doors connecting through to the reception room.

A standout feature of the home is the separate kitchen and dining room, finished to an excellent standard and designed for both everyday living and entertaining. bi-fold doors open onto a raised balcony, providing lovely green views across the garden.

Steps lead down to the expansive lawn and terrace, enclosed by attractive curved brick walls and mature planting, including jasmine, honeysuckle and roses, creating a private and peaceful outdoor setting rarely found this close to the seafront.



- Prime Central Hove location moments from Hove seafront
- Approx 79 sq m / 791 sq ft of well proportioned accommodation
- Elegant reception room with high ceilings and bay window
- Separate kitchen dining room with French doors to balcony
- Close to Rockwater and Babble Bar & Restaurant on Hove promenade
- Beautiful ground floor Victorian mansion apartment
- Exceptional west facing private garden with lawn and terrace
- Large double bedroom overlooking the garden with evening sun
- Period features including ornate cornicing, cast iron radiators and oak floors
- Walking distance to Hove Station with direct links to London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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