









Flat 2, 10 St Aubyns

Hove BN3 2TB

Offers in Excess Of £375,000
Share of Freehold

- EXCELLENT FIRST FLOOR APARTMENT
- TWO BEDROOMS
- BATHROOM
- BALCONY WITH SEA VIEW
- SEPARATE KITCHEN
- LIVING ROOM
- SHARE OF FREEHOLD
- NO ONWARD CHAIN

whitlock & heaps

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Whitlock and Heaps are delighted to bring to market this delightful first floor apartment offering well apportioned accommodation with high ceilings and the retention of many period features including fireplaces and coving. To the front of the apartment both the living room and bedroom 2 have full height sash windows that lead onto the private balcony offering direct sea views. The two-bedroom accommodation also benefits from a separate kitchen with access onto the fire escape. Being sold with no onward chain and a share in the freehold. Situated in this desirable location within just a few minutes' walk of Hove seafront. Church Road with its array of eateries, cafes and shopping facilities is within a few minutes' walk along with Hove mainline station.

ENTRANCE HALL Fitted cupboard, radiator.

KITCHEN Incorporating sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, electric hob with extractor over, oven under, fridge/freezer, washing machine, 'Glow Worm' gas fired boiler, original coving, high level storage area, radiator, tiled splashback, door to fire escape.

LIVING/DINING ROOM Feature fireplace with marble hearth and surround, full height sash windows onto balcony, original coving and skirtings, high level storage area, radiator.

BALCONY Offering direct sea views.

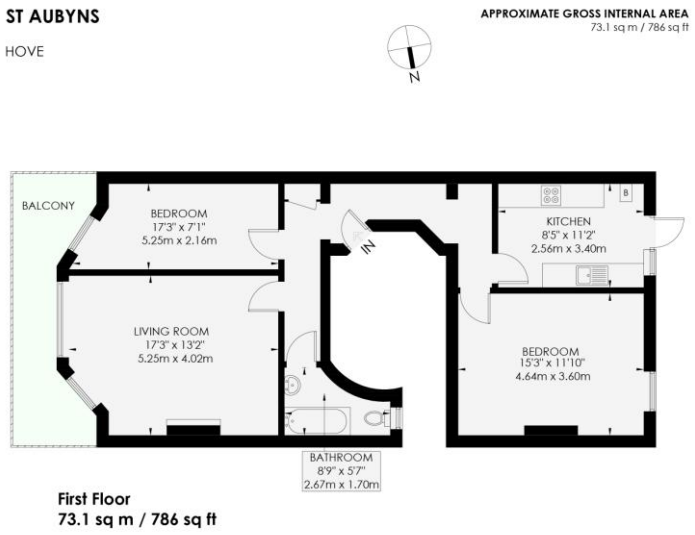
BEDROOM 1 Feature fireplace with mantle over, sash window, coving.

BEDROOM 2 Full height sash window onto balcony, coving, radiator.

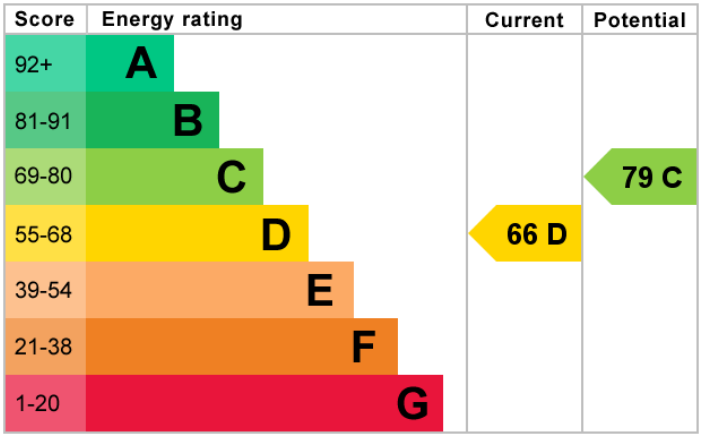
BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, low level w.c, pedestal wash hand basin, sash window, part tiled walls.

OUTGOINGS
Share of Freehold
Maintenance £120 per calendar month. The building is self-managed.

Council Tax Band B (taken from the government website, www.brighton-hove.gov.uk/council-tax).
We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.







VIEW FROM THE BALCONY



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The Property Ombudsman
OFT Approved code

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