



**hamlyn
smith.**

St. Aubyns, Hove, BN3 2TH

OIEO £450,000

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 2 Bedrooms

 1 Reception

 2 Bathrooms

Moments from Hove seafront, this two-bedroom apartment is set on the raised ground floor of a beautiful Victorian villa on St Aubyns. With two double bedrooms, two bathrooms, a private garden and a further communal garden, this superb space also has unexpected storage on a mezzanine above one of the bedrooms.

- A beautifully presented 2 bedroom apartment
- Private garden & a communal garden
- Moments from Hove seafront
- Mezzanine level
- Wonderful high ceilings with ornate cornices
- 2 Modern bathrooms
- Immaculately presented throughout







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St Aubyns, Hove

The main open-plan reception space, which incorporates the kitchen and dining areas, has wonderful high ceilings, ornate cornices and an elegant fireplace as its centrepiece. The main bay has three tall sash windows facing west, while another sash window brings in further light from the south. This is a fantastic room for entertaining, with plenty of space for everyone to gather while a meal is prepared. In the kitchen area, the appliances are all integrated and include a Bosch electric fan oven, Bosch gas hob, fridge, dishwasher, and washing machine.

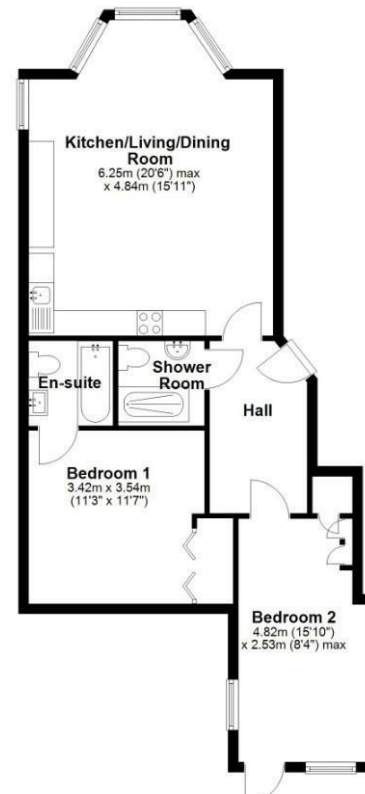
The two bedrooms are at the rear of the property and have garden outlooks. The main bedroom is en suite, with the bathroom beautifully tiled and including a dual-head shower in a brass finish above the bath, along with a hand basin and WC. From this bedroom, there is access to a large mezzanine area, which is an extremely useful and easily accessible storage space. The second bedroom is another good-sized room, currently configured with a work-from-home area at one end and the bed at the garden end of the room, where there is a door onto the private garden. The garden is over two levels, with two separate seating areas. A gate opens directly to a larger garden, shared with other residents, which also has side access from the road. Back inside, off the spacious entrance hallway, there is also a shower room, with a white suite, brass fittings and a Victorian-style tiled floor. The entire apartment is beautifully presented and ready to welcome its new owner.

The apartment is extremely well positioned, moments from Hove seafront and close to all the shops, cafés and restaurants on Church Road. Pick up an ice cream to enjoy on the beach from the popular Marrocco's restaurant and ice cream parlour, or wander down to Rockwater or Babble on Hove beach for a sundowner on the terrace.

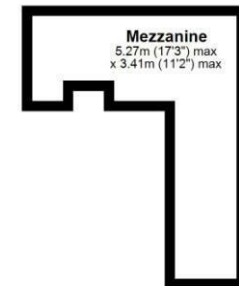
In 15 minutes, you can walk to Hove station where there are fast rail services to London Victoria and further services along the south coast. Buses on Church Road will take you directly into Churchill Square in no time at all. The King Alfred Leisure Centre is close by.



Raised Ground Floor



Bedroom 1 mezzanine



Main area: Approx. 66.3 sq. metres (713.4 sq. feet)
Plus mezzanine, approx. 10.3 sq. metres (110.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

