



St Aubyns, BN3

£450,000

ASTON
VAUGHAN

INTRODUCING

St Aubyns, BN3

2 Bedroom | 1 Bathroom | Chain Free

Set within one of Hove's most sought-after seafront locations, this beautifully renovated Regency apartment enjoys an enviable position just moments from the beach, Hove Lawns, and the vibrant cafés, restaurants, and independent shops of Church Road.

Forming part of an attractive period building on St Aubyns, the property has been extensively refurbished to an exceptional standard, combining elegant contemporary design with the generous proportions and character features synonymous with Hove's Regency architecture.

From the moment you step inside, the apartment offers an immediate sense of space and tranquillity and is full of natural light.. At its centre is an impressive reception room featuring wide-plank herringbone wood flooring, a stylish fireplace, recessed lighting, and a sophisticated neutral palette. The result is a warm and inviting living space that feels both refined and effortlessly comfortable.

The bespoke kitchen has been thoughtfully designed with classic shaker cabinetry, quartz work surfaces, and striking matte black fittings. Fitted with integrated washer/dryer, dishwasher, fridge/freezer and a wine fridge. French doors open directly onto a private courtyard garden, allowing natural light to flood the interior and creating an easy flow between indoor and outdoor living.

The principal bedroom is a spacious double room, finished in calming tones and benefiting from excellent natural light. A second bedroom provides flexible accommodation, equally suited as a guest room, home office, or nursery. Completing the accommodation is a beautifully appointed bathroom featuring terracotta tiling, a stone washbasin, and contemporary black brassware, all contributing to the apartment's timeless and cohesive design.



Additional advantages include a private street entrance, enhancing both privacy and independence, along with a useful storage vault that is ideal for bicycles, paddleboards, beach equipment, or general storage needs.

St Aubyns places residents at the heart of Hove's celebrated coastal lifestyle. The promenade, seafront, and Hove Lawns are only a short stroll away, while nearby amenities include the recently opened padel courts, Yellowwave Beach Sports, tennis facilities, sailing club, and a variety of beachside cafés.

Church Road continues to be one of the city's most popular destinations, offering an excellent selection of independent coffee shops, bakeries, delicatessens, bars, and restaurants. Local favourites such as Franco's Osteria, Babble, Sugardough Bakery, Rockwater, and Marrocco's help create the welcoming and lively atmosphere for which this part of Hove is renowned.







Education:

Primary:

- Brunswick Primary School
- St Andrew's C of E Primary School
- Goldstone Primary School

Secondary:

- Blatchington Mill School & Sixth Form College
- Hove Park School
- Cardinal Newman Catholic School

Private:

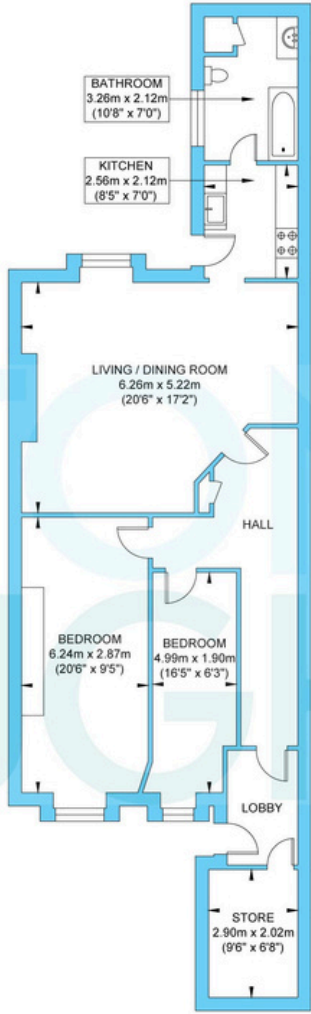
- Brighton College
- Lancing College
- Windlesham School

Location Guide:

The nearby County Cricket Ground provides a year-round programme of cricket fixtures, concerts, and outdoor cinema events, while the surrounding Regency squares and landscaped gardens offer attractive green spaces to enjoy beside the coast. Whether it's a morning swim, an afternoon of beach sports, or an evening stroll along the promenade, this location perfectly embodies modern seaside living.

Hove mainline station is conveniently accessible, offering direct services to London and Gatwick Airport, while regular bus routes connect the surrounding city and coastline.

St Aubyns



Lower Ground Floor
 Approximate Floor Area
 1021.38 sq ft
 (94.89 sq m)

Approximate Gross Internal Area = 94.89 sq m / 1021.38 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.