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sales & lettings
Aymer Road
Hove
Guide Price £325,000 - £350,000







Aymer Road

Hove

Ideally located within easy reach of Hove Station and the seafront, this TWO-BEDROOM, SECOND FLOOR APARTMENT offers well-proportioned accommodation, including a spacious LIVING ROOM, and a SEPARATE KITCHEN. Sold with NO ONWARD CHAIN.

Situated on the second floor of a converted period house, the property is well arranged, with a central entrance hallway providing access to all principal rooms, as well as a useful storage cupboard.

The spacious living room offers plenty of room for both relaxing and entertaining, while the sleek separate kitchen provides a practical space for everyday cooking. There are two double bedrooms, with the principal bedroom benefiting from particularly generous proportions. A white suite bathroom completes the accommodation.

In The Local Area

Sitting between the seafront and the bustling cafe culture of Church Road and George Street, there is an abundance of outdoor facilities close at hand ranging from the beach and promenade to the King Alfred leisure centre, Hove lagoon and its popular Big Beach Cafe.







A Tesco superstore, the ever popular Ginger Pig, the shops, bars and restaurants of Church Road and George Street are all within easy reach, while a Waitrose supermarket is only a short drive away.

Nearer to home a parade of local independent amenities on Kingsway includes the ever popular Franco's Osteria, the Sourdough bakery and the Kernel of Hove health food store, along with the King Alfred Leisure Centre. The renowned Marrocco's is close at hand on Kings Esplanade with handmade Italian ice-cream, perfect for hot summer days. Approximately half a mile away Hove train station offers convenient mainline links for commuters and regular bus services travel into the centre of Brighton and Hove.

Further Infotmation
The property is situated in Permit Zone R. Currently, the property is in Council Tax band C, which was charged at £2,292.84 for 2026/27.

EPC rating - E

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Share of Freehold

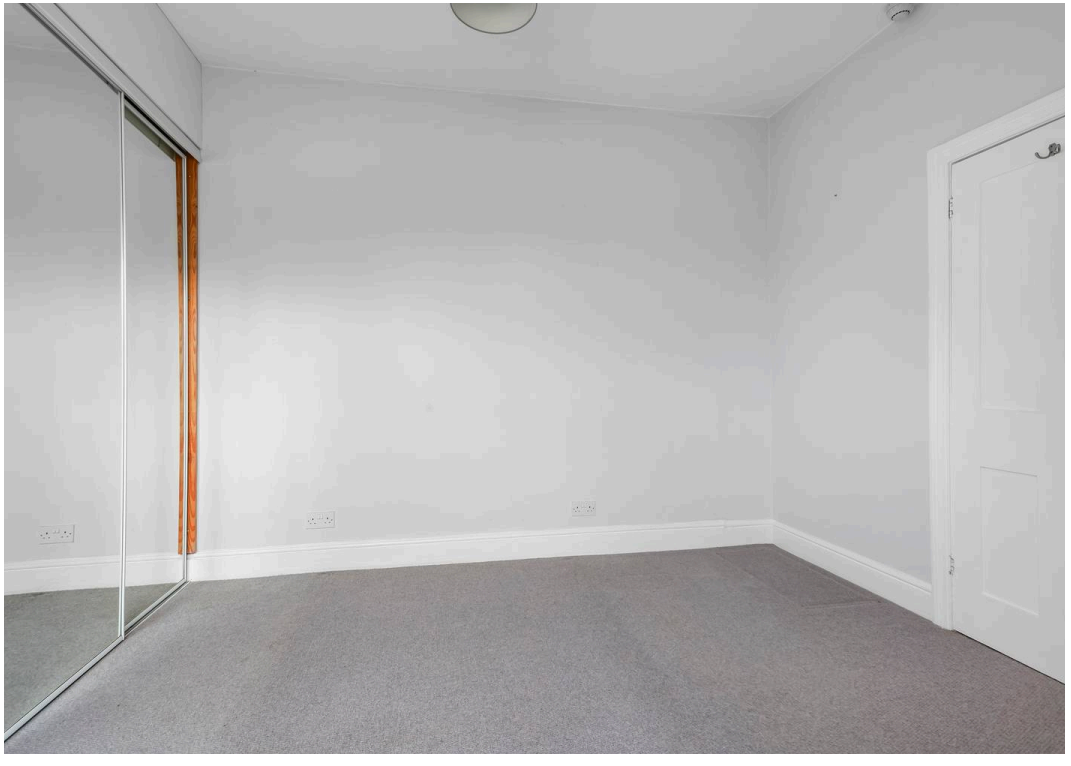
Unexpired term on lease - 149 years

Service Charge - £1,200pa

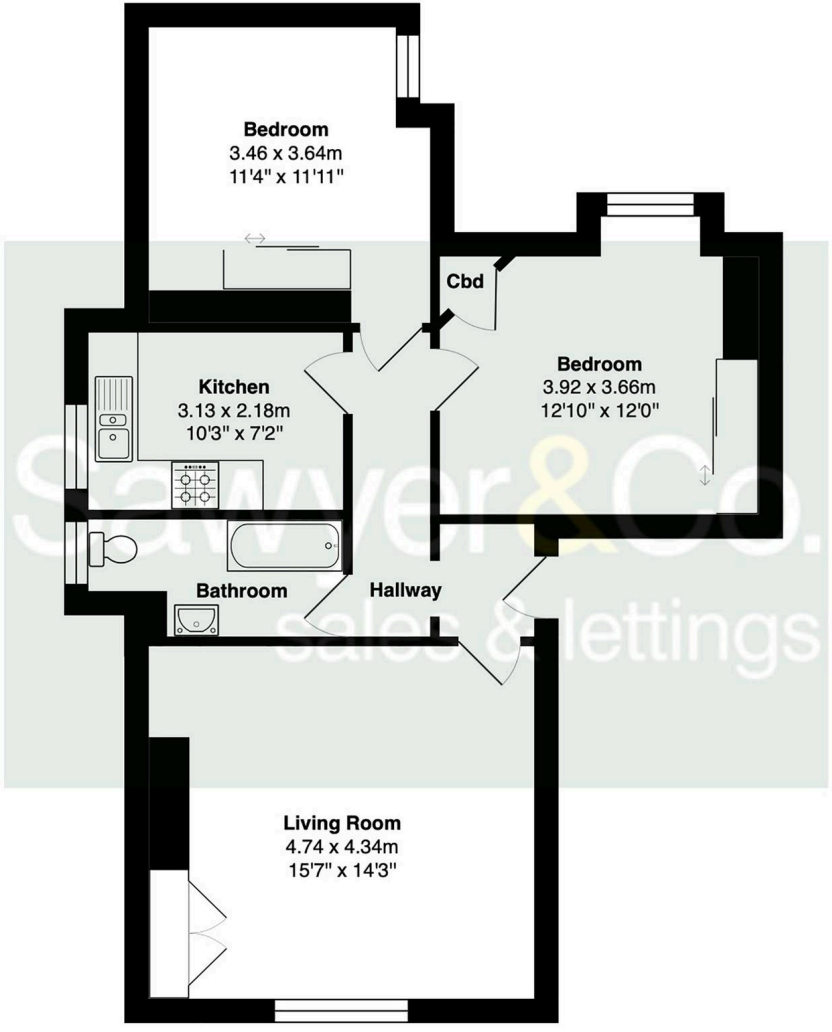
This information has been provided by the seller. Please obtain verification via your legal representative.











Total Area: 64.1 m² ... 690 ft²

All measurements are approximate and for display purposes only.

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.