



St. Aubyns

Hove

Guide Price £300,000 – £325,000



## St Aubyns

Hove

Excellently positioned between Hove seafront and Church Road, close to the amenities of George Street and less than a mile from Hove Station. A good-sized ONE BEDROOM GROUND FLOOR PERIOD APARTMENT with a WEST FACING GARDEN. Sold with NO ONWARD CHAIN.

Positioned on the ground floor of an attractive Victorian townhouse, this well-proportioned apartment offers bright and welcoming accommodation throughout.

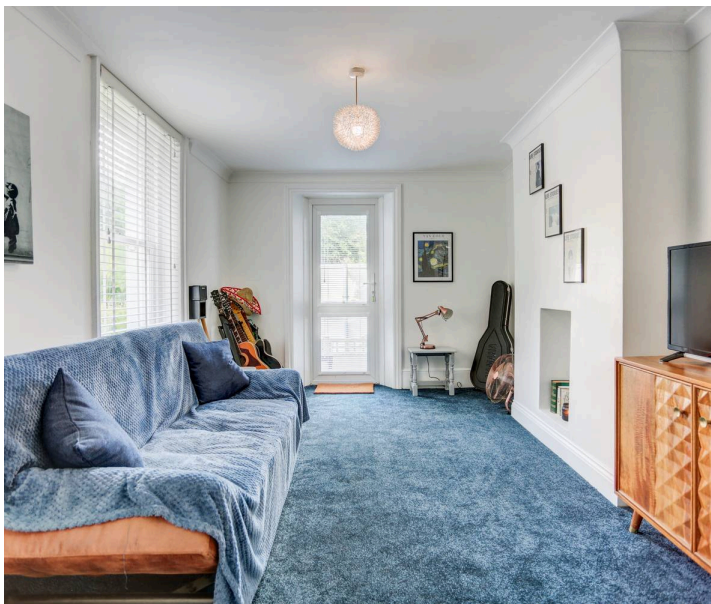
The spacious lounge provides access to a private rear garden enjoying a favoured westerly aspect. The property also benefits from a separate kitchen fitted with modern units and ample cupboard space.

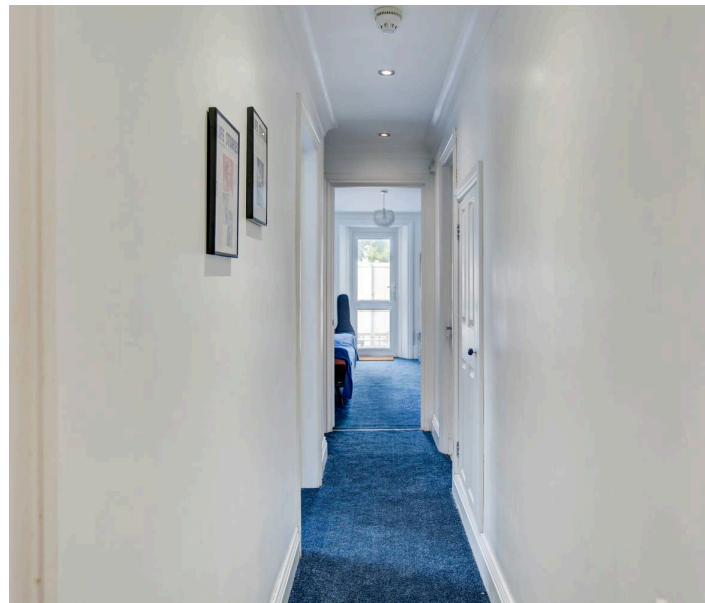
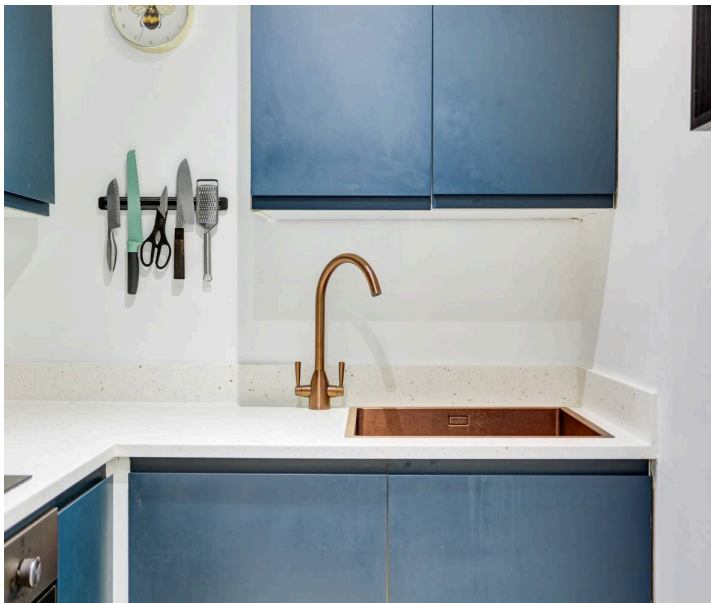
The generous double bedroom features an en-suite with a walk-in shower and basin, while a separate w/c is accessed from the hallway.

This charming property is ideally suited to those seeking the perfect balance of city and coastal living.

### In the Local Area

Superbly positioned in the heart of central Hove between Church Road and the seafront, this location offers the best of coastal and city living.





The nearby streets of Church Road, George Street and Blatchington Road provide an abundance of shops, cafés, bars and restaurants, all set amidst Hove's iconic period architecture. From independent boutiques and artisan bakeries to popular high-street chains, everything you need is right on your doorstep. Just a short stroll down the road brings you to Hove seafront, with its beach, newly developed leisure facilities, promenade and a delightful selection of local favourites, including the ever-popular Sugardough Bakery, Franco's Osteria and The Kernel of Hove health food store. The renowned Marrocco's on King's Esplanade is also close by, famed for its handmade Italian ice cream; a must on sunny days. Hove Lawns provide generous green spaces to unwind and enjoy the coastal air.

#### **Further Information**

The property is situated in Parking Zone N. Currently, the property is in Council Tax band A, which was charged at £1,719.63 for 2026/27.

EPC rating - C

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**

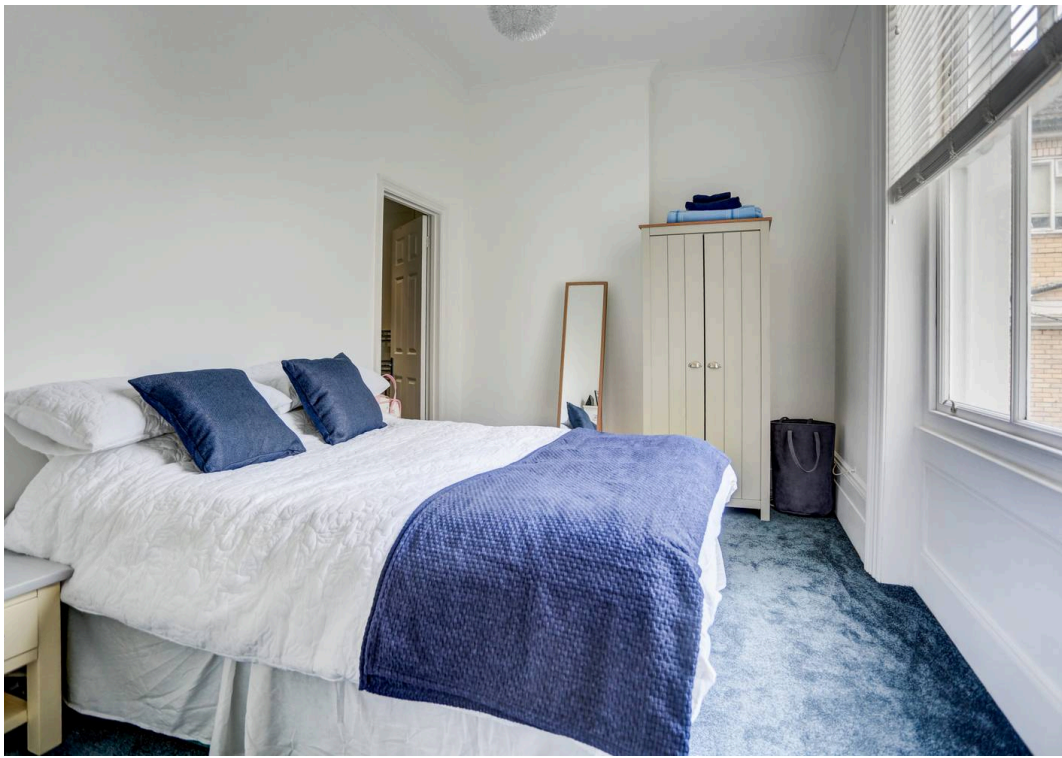
Tenure:

Unexpired term on lease - 169 years

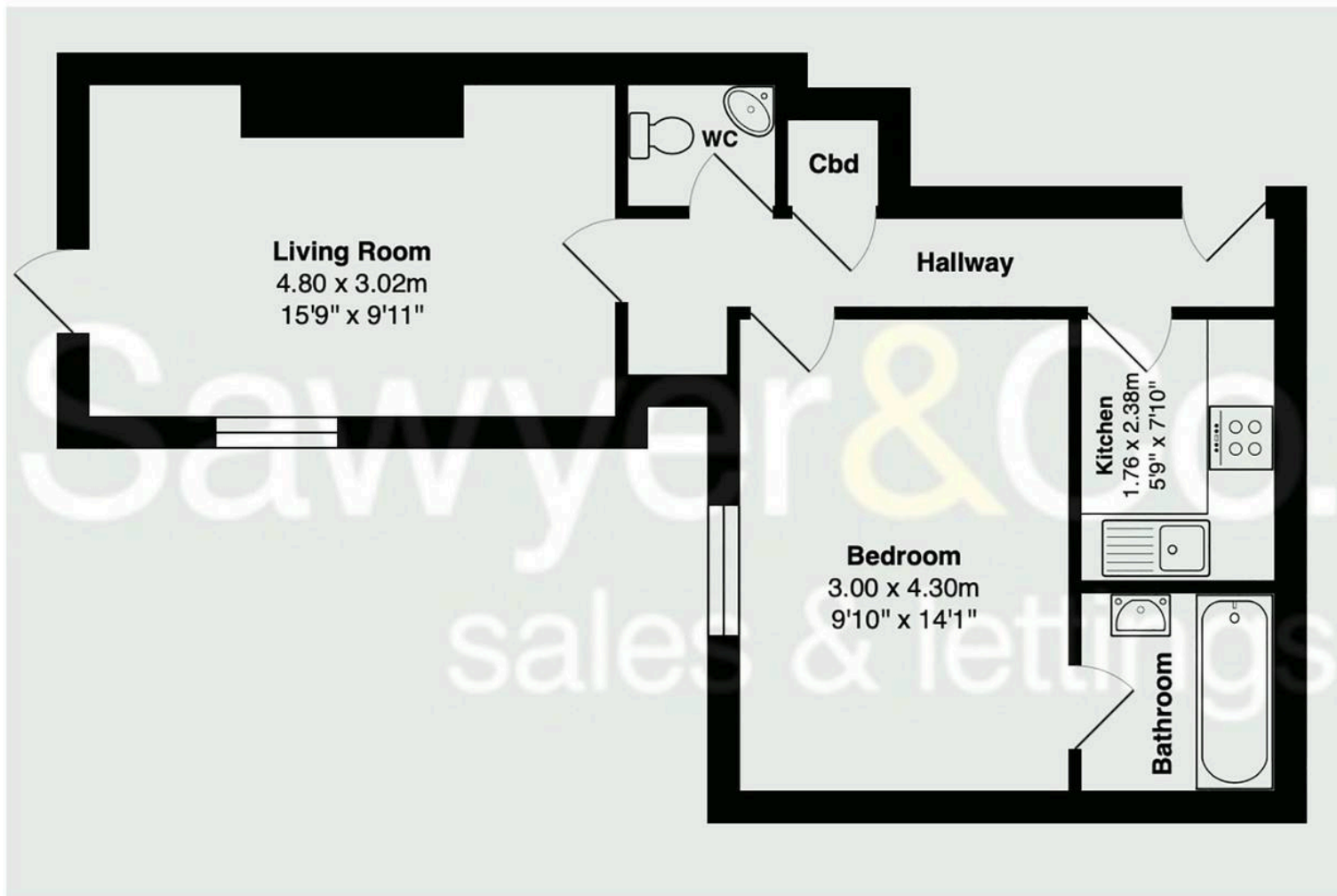
Service Charge - £

Ground Rent - £

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



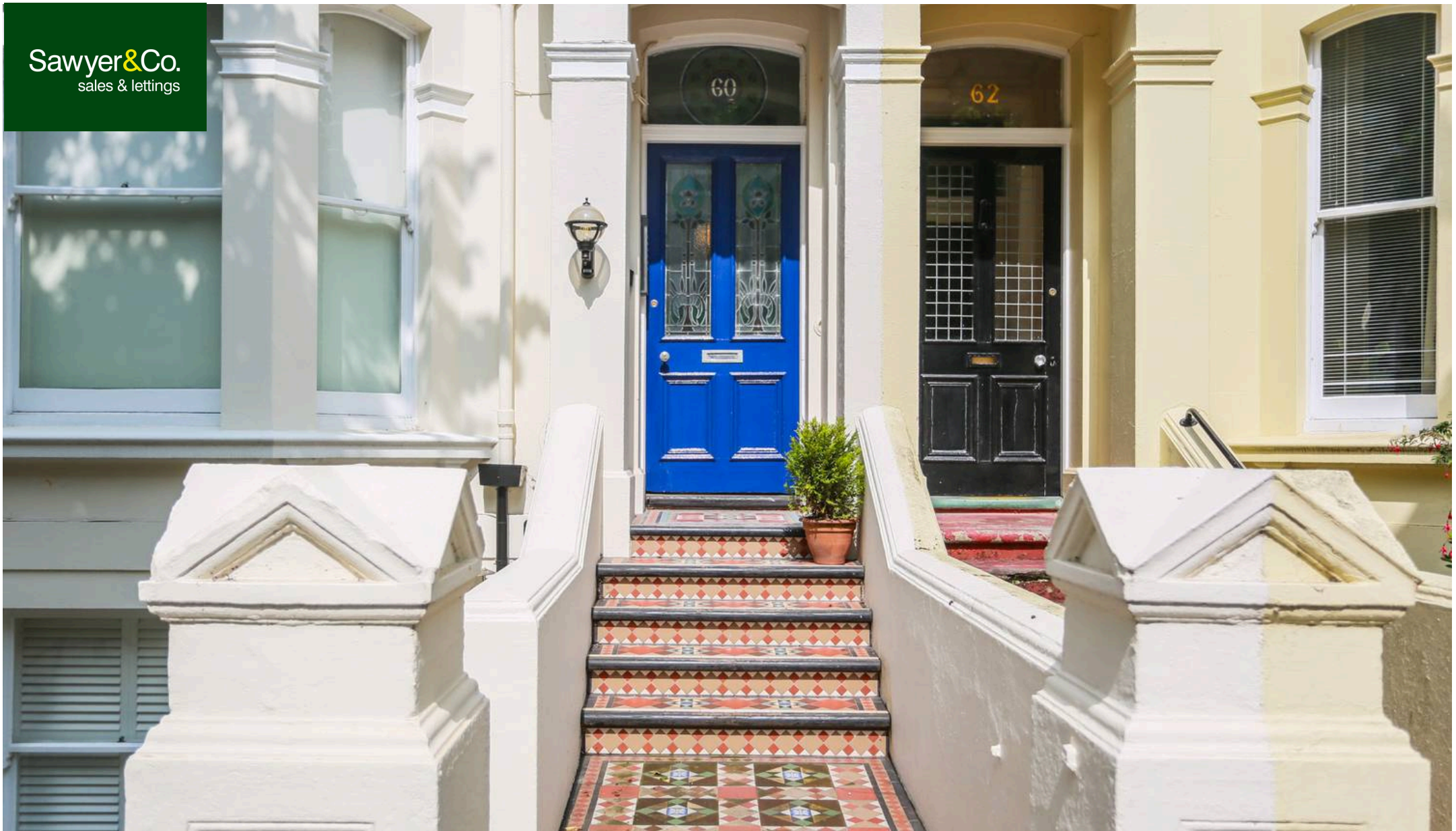




Total Area: 44.2 m<sup>2</sup> ... 476 ft<sup>2</sup>

**All measurements are approximate and for display purposes only.**

**Sawyer&Co.**  
sales & lettings



## Sawyer & Co- Hove

52 Church Road, Hove - BN3 2FN

01273 778844 • [clientservices@sawyerandco.co.uk](mailto:clientservices@sawyerandco.co.uk) • [www.sawyerandco.co.uk/](http://www.sawyerandco.co.uk/)

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.