



St Aubyns, Hove, BN3 2TG
£350,000 - £375,000 Guide



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A fantastic one-bedroom apartment occupying part of the raised ground floor of this attractive period building, ideally positioned just moments from Hove seafront. The property benefits from high ceilings, a private patio garden, views towards the sea, and a share of freehold.





Further Information

The accommodation comprises an entrance hall, bright and generously sized living room featuring high ceilings, original cornicing and three large sash windows enjoying views towards the sea, a double bedroom overlooking the garden, fitted kitchen with access to the patio garden, and bathroom. The property is presented in good decorative order throughout and further benefits from a private patio garden and share of freehold.

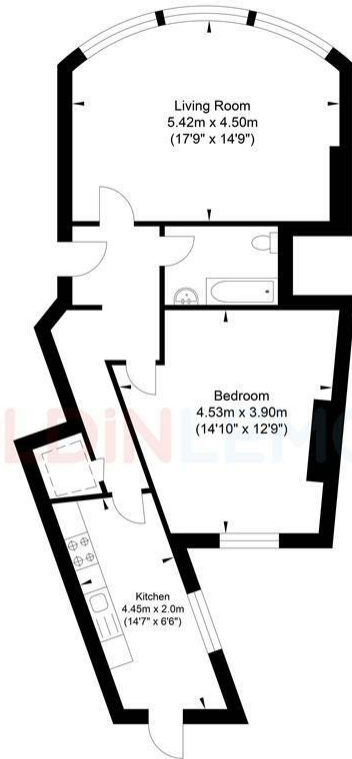
The property is positioned at the southern end of this highly regarded road, adjacent to Hove seafront and just moments from the promenade. Church Road and George Street are both within easy reach, offering a wide range of cafés, restaurants, shops and everyday amenities, while regular bus routes and nearby Hove Station provide convenient access across the city and beyond.



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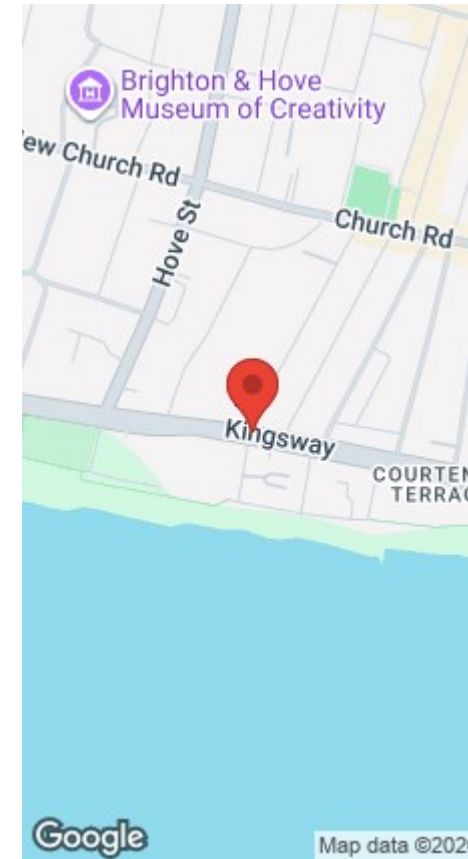
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St. Aubyns



Approximate Floor Area
647.44 sq ft
(60.15 sq m)

Approximate Gross Internal Area = 60.15 sq m / 647.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
England & Wales		EU Directive 2002/91/EC

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