

St. Aubyns, Hove

East Sussex

Guide Price £400,000



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 spacious TWO BEDROOM LOWER GROUND FLOOR APARTMENT, with a REAR PATIO and OWN ENTRANCE. Sold with NO ONWARD CHAIN.

Set within an attractive Victorian townhouse, this apartment offers bright and well-proportioned accommodation with an abundance of natural light throughout.

The generous lounge/dining room is situated at the front of the home and features large bay sash windows alongside an exposed brick fireplace, creating an attractive focal point. The principal bedroom is a well-sized double with direct access to the secluded rear patio, while the second bedroom also opens onto the outdoor space. The accommodation further benefits from a separate kitchen fitted with contemporary units and a shower room.

In addition to a private rear patio, the property also benefits from a front patio area with secure storage, ideal for bicycles, pushchairs, and outdoor equipment, as well as its own private entrance.

Combining character, convenience and a sought-after coastal location, this appealing apartment is perfectly suited to those looking to enjoy both city and seaside living.





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, 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 B, which was charged at £2,006.23 for 2026/27.

EPC rating - D / Council Tax: B / Parking: Zone N

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

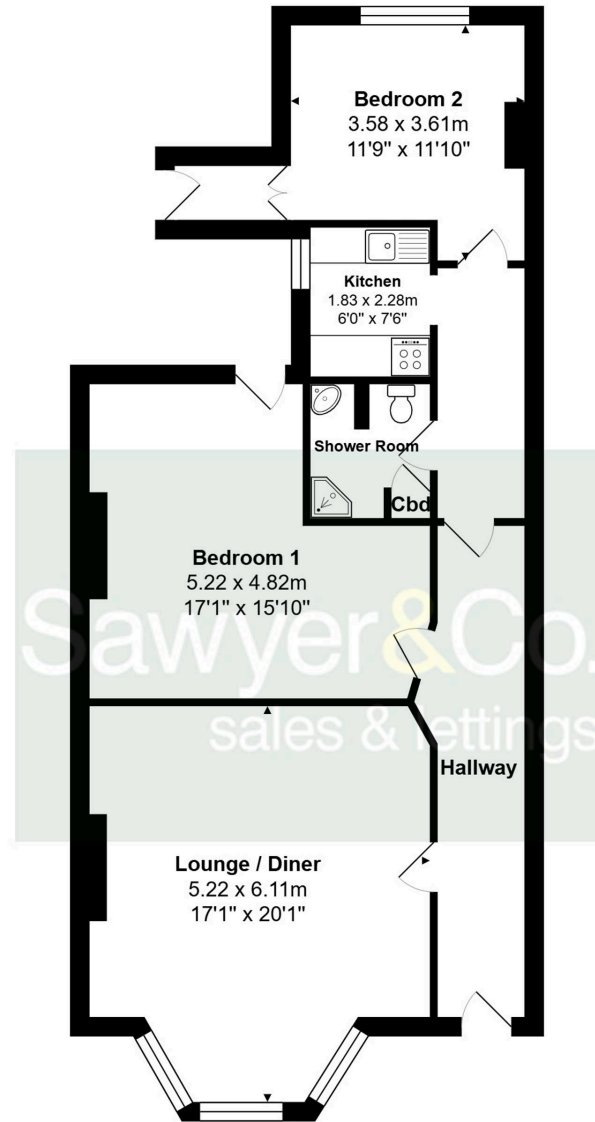
Tenure: Share of Freehold

Unexpired term on lease - 986 years

Service Charge - self-managed between four apartments

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





Total Area: 88.4 m² ... 952 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

52 Church Road, Hove - BN3 2FN

01273 778844 • clientservices@sawyerandco.co.uk • 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.