



St Aubyns, Hove, BN3 2TG  
**£325,000 - £350,000 Guide**



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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

# St Aubyns, Hove, BN3 2TG

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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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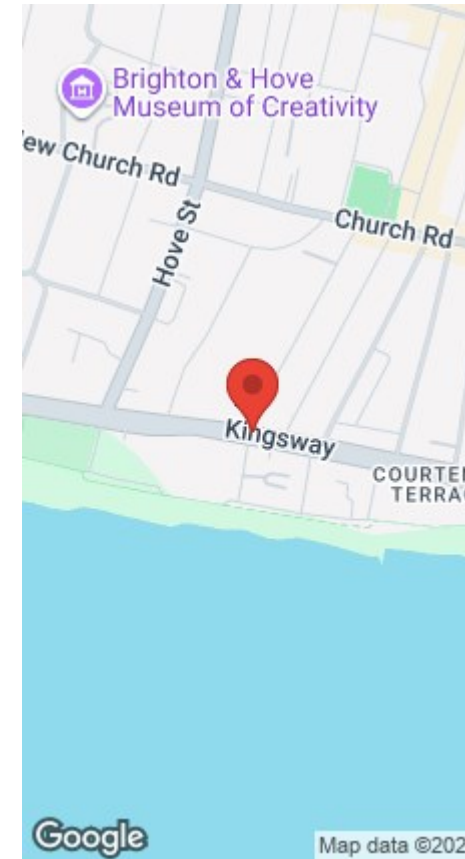
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# St. Aubyns



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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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

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

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