



St Aubyns, Hove, BN3 2TJ
£500,000 - £525,000 Guide



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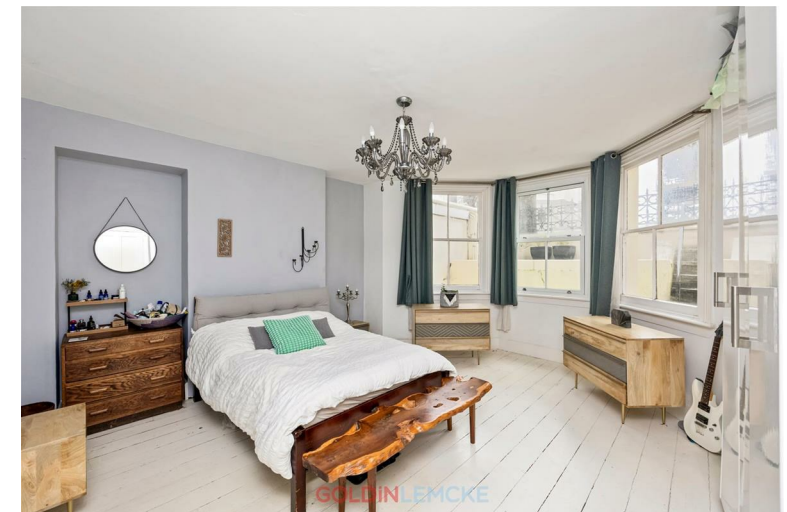
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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A beautifully presented two-bedroom lower ground floor flat forming part of this attractive period building, set in a highly sought-after location just moments from Hove seafront. The property benefits from a private east-facing garden, share of freehold, and excellent storage space.





Further Information

The flat is approached via its own street entrance, opening into an exceptionally generous entrance hall with ample space for storage or a home office area. There are two well-proportioned double bedrooms; one with a west-facing bay window, and the other enjoying direct access to the rear garden along with a recently fitted en suite bathroom featuring modern finishes and a freestanding bath. In addition, there is a contemporary shower room, a fitted kitchen, and a spacious living/dining room with further access to the beautifully landscaped rear garden. The garden also offers gated access out to Seafield Road, while the large external storage room to the front of the property is ideal for bikes, prams or general storage. Garden flats of this quality are rarely available in this location, and early internal viewing is highly recommended.

St Aubyns is a well-regarded seafront road in Hove, ideally positioned between Church Road at one end — with easy access through to George Street and its wide range of shops, cafés and restaurants — and Hove seafront at the other. Hove Lawns and the promenade are just moments away, while Hove Station is within comfortable walking distance, offering direct links to London. Regular bus services run along the seafront and into Brighton, making this a convenient and well-connected spot for both everyday life and commuting.



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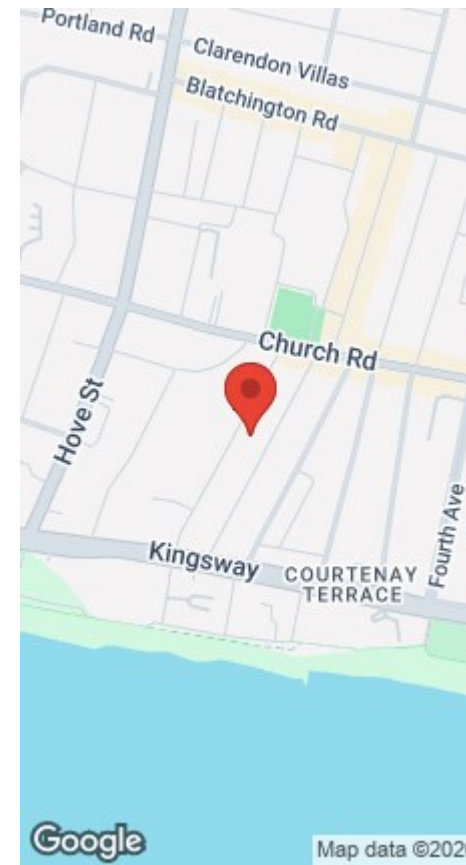
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St. Aubyns



Lower Ground Floor
Approximate Floor Area
979.0 sq ft
(91.0 sq m)

Approximate Gross Internal (Excluding Store) Area = 91.0 sq m / 979.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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SELLING SOMETHING SIMILAR?

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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		71	80
(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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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.