



22 St. Aubyns

Hove, BN3 2TD

Guide price £225,000

Guide Price £225,000 to £250,000...This beautifully designed one-bedroom lower ground floor apartment offers a wonderful blend of style, comfort, and coastal living, complete with its own west-facing private courtyard and separate home office — perfect for modern life by the sea.

The living room is a warm and inviting space, filled with natural light through large bi-folding doors that open directly onto the charming courtyard. This private outdoor oasis is ideal for morning coffee or evening drinks, surrounded by vibrant planters and colourful Mediterranean-style detailing.

The stylish kitchen features deep navy cabinetry, wood countertops, and brass fittings, creating a chic, contemporary feel. The separate study area has been thoughtfully fitted with bespoke shelving and a desk, offering an inspiring space for home working or creative pursuits. The double bedroom is equally inviting, decorated with warmth and character, and the overall finish throughout the property exudes individuality and charm.

Perfectly positioned just moments from Hove promenade and the beach, you'll find yourself steps from Church Road with its array of independent coffee shops, restaurants, and boutiques. Hove Lawns and the seafront are right at the end of the road, while Hove Station is within easy reach for fast links to London.

Located within the highly desirable Zone N parking area (currently with no waiting list) and sold with no onward chain, this property is also being successfully run as an Airbnb, making it ideal for both investors and homebuyers alike.

A truly charming home in one of Hove's most sought-after locations — early viewing is highly recommended.

- Beautifully presented one-bedroom lower ground floor apartment
- Separate home office ideal for remote working
- Bright living room with large bi-folding doors to courtyard
- Moments from Hove promenade, Hove Lawns, and the seafront
- Located in parking Zone N – currently no waiting list
- Private west-facing courtyard perfect for relaxing or entertaining
- Stylish modern kitchen with navy cabinetry and wood worktops
- Characterful interior with bespoke shelving and quality finishes throughout
- Close to Church Road cafés, restaurants, and independent shops
- Sold with no onward chain

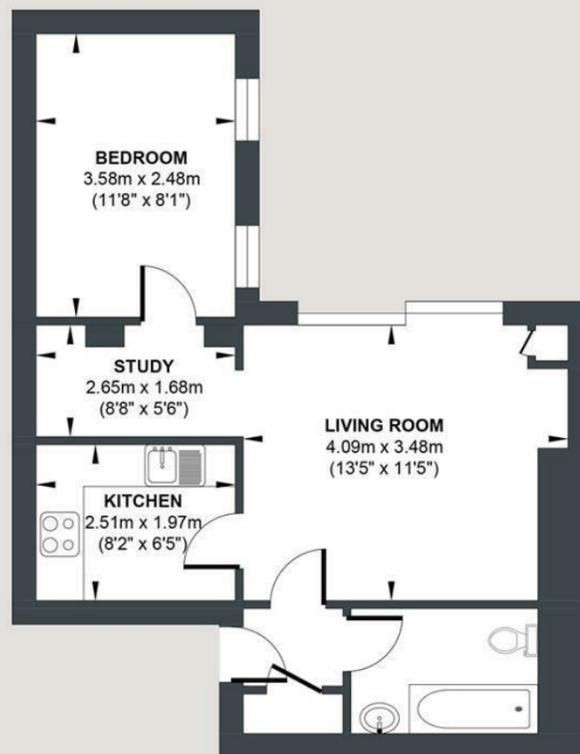
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	74
	EU Directive 2002/91/EC	
	England & Wales	



ST AUBYNs

Approx. Gross Internal Floor Area = 38.06 sq m / 409.67 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



LOWER GROUND FLOOR

Approximate Floor Area

409.67 sq ft
(38.06 sq m)



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All measurements are approximate

