



Flat 5, 5 St. Aubyns, Hove

Hove

Guide Price £250,000





## Flat 5

5 St. Aubyns, Hove

**GUIDE PRICE £250,000 - £270,000**

Excellently positioned between Hove seafront and Church Road, close to the amenities of George Street and less than a mile from Hove Station. A good-sized ONE BEDROOM TOP FLOOR PERIOD APARTMENT, with a WEST FACING PRIVATE BALCONY.

Positioned on the top floor of an attractive Victorian townhouse, this well-proportioned apartment offers a bright and welcoming living space, filled with natural light throughout.

The spacious lounge provides access to a private, well-sized balcony, enjoying fantastic westerly views across the iconic Brighton & Hove coastline. The property further benefits from a separate kitchen fitted with modern units and ample cupboard space.

The generous double bedroom features its own en-suite with bath and wash basin, along with a substantial fitted wardrobe providing excellent storage.

This charming property is ideally suited to those seeking the perfect balance of city and coastal living.







### In 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 A, which was charged at £1,719.63 for 2026/27. EPC rating - C  
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 - 943 years Service Charge - £1,200pa Ground Rent - £0 This information has been provided by the seller. Please obtain verification via your legal representative.









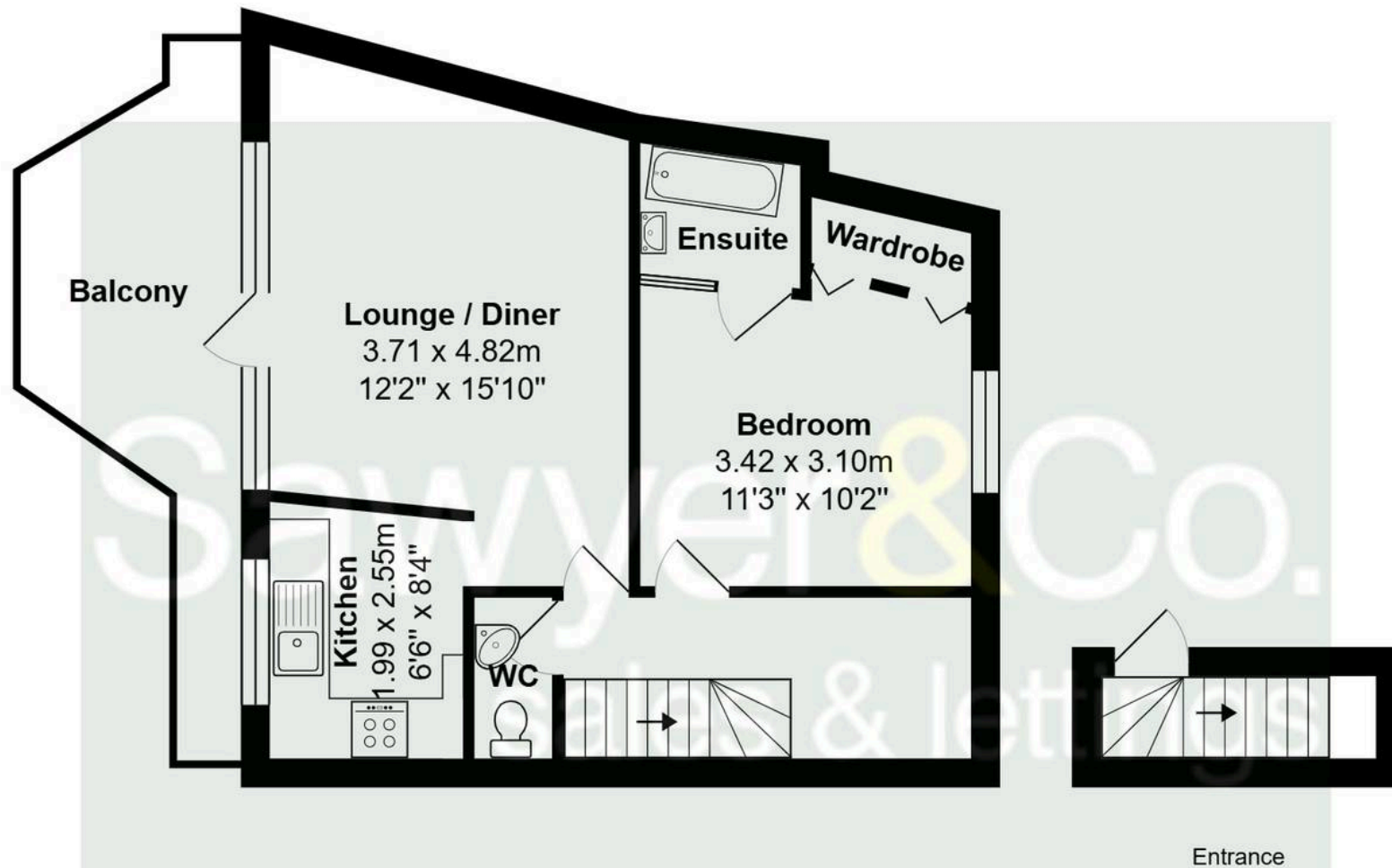












Total Area: 48.9 m<sup>2</sup> ... 527 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.





## Sawyer & Co- Hove

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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.