



St. Aubyns, Hove, BN3 2TB

Guide Price **£170,000**



Property Type: Studio

Bathrooms: 1

Receptions: 1

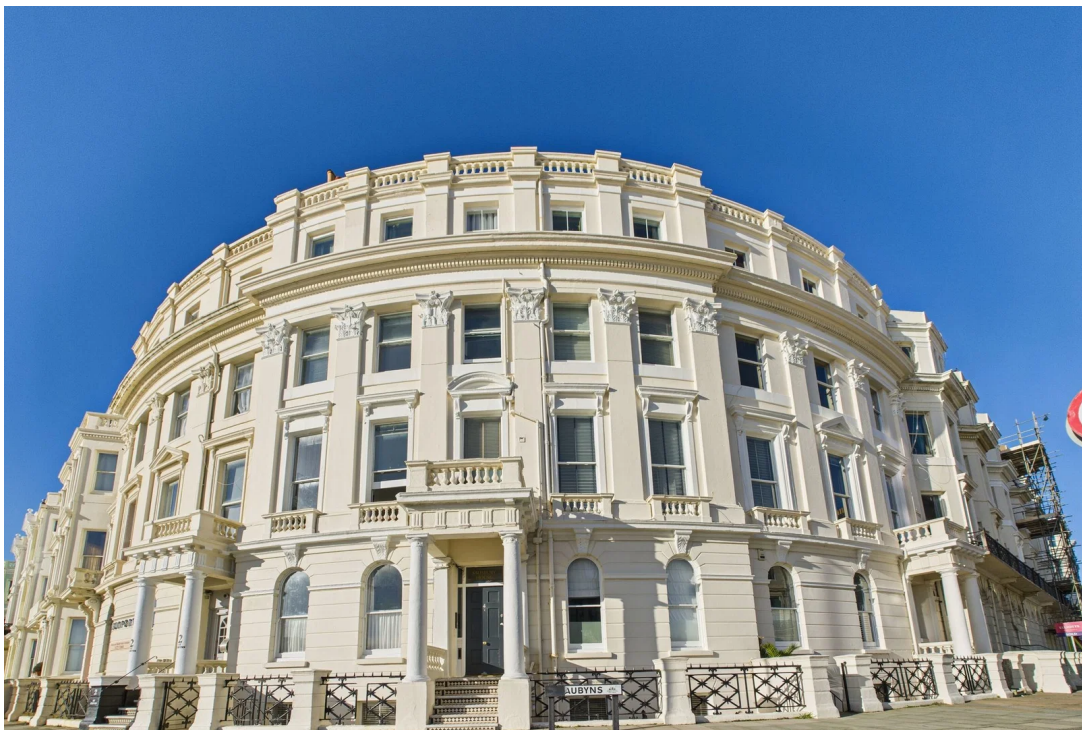
Tenure: Leasehold

Council Tax Band: A

- Large Studio
- Long lease
- Direct Sea Views
- Chain Free
- Mezzanine Level
- Close to Cafes, Shops and Seafront
- Central Hove Location
- Shower Room

Studio flat in characterful builder with direct sea views





Positioned on one of Hove's most desirable residential streets, this beautifully presented studio flat offers an exceptional opportunity to enjoy quintessential seaside living with direct sea views and excellent proximity to local amenities.

The open-plan living space is framed by large, original bay windows that flood the interior with natural light and capture uninterrupted views across the promenade and out to sea, perfect for morning coffee or sunset relaxation.

Retaining character and charm, the apartment showcases high ceilings, original sash windows, and restored period details that celebrate the building's heritage while blending seamlessly with modern elements.

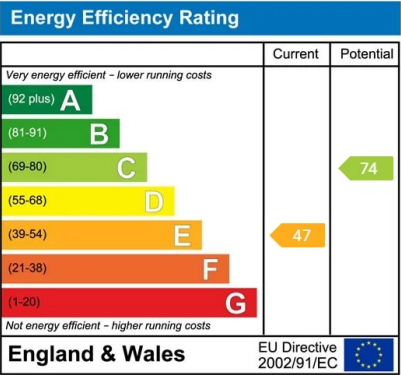
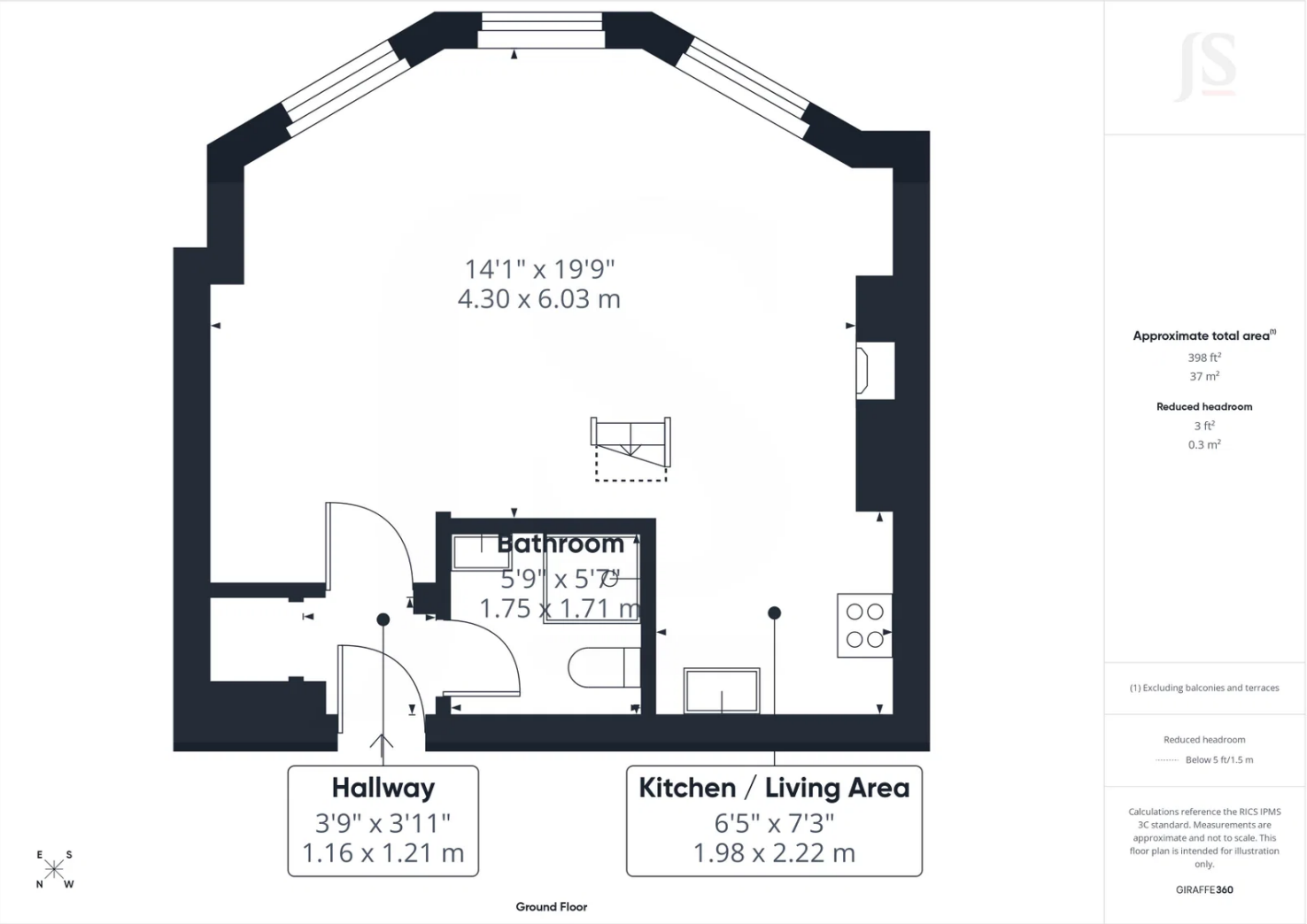
The bright open-plan living, dining and kitchen area feels spacious and inviting, enhanced by the height of the ceilings and thoughtful layout that makes the most of every square foot.

Located just moments from the Hove seafront and promenade, you're ideally placed for leisurely walks along the beach, watersports and coastal cafés. The vibrant Church Road is a short stroll away, offering a great selection of independent shops, bars and restaurants. Hove Lagoon and its watersports activities are also close by, adding to the lifestyle appeal.

Cleverly designed with a mezzanine accessed via a charming staircase, the layout provides flexible use of space suitable for sleeping and additional storage, maximizing the footprint of the property.

This studio flat presents a rare blend of character, location and light-filled living, making it a perfect pied-à-terre, first home, or stylish investment in the heart of Hove's iconic seafront.





Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.