



## 3c St Aubyns Gardens, Hove, BN3 2TA

Offers over £400,000 Leasehold

Maslen Estate Agents are delighted to offer this beautifully presented split level first floor modern apartment, recently renovated to a high standard & situated on a popular street in sought after Hove, close to the seafront. The property seamlessly blends contemporary finishes with original period features including; high ceilings & period mouldings. The property has recently fitted cast iron radiators which can be controlled remotely, double glazed sash windows throughout & a small south facing balcony overlooking Hove beach. The accommodation comprises 2 bedrooms with ample built-in storage & loft space with a large mezzanine in the main bedroom. A recently fitted kitchen with integrated appliances & a stylish shower room. Further benefits include a spacious southerly aspect living room, flooded with natural light & enjoying attractive sea views. Available CHAIN FREE. Viewings are highly recommended. Energy Rating: E42 Exclusive to Maslen Estate Agents.

### **Communal Entrance**

Stairs leading to the first floor.

### **Main Entrance**

Mezzanine stairs leading to the upper floor. Double glazed side aspect window. Modern cast iron electric heating that can be remotely controlled. Built in storage areas & loft space. Doors leading to:

### **Kitchen**

Recently renovated, matching wall and base units with further storage above and shelving. Integrated fridge and freezer with a built in electric oven and 5 ring induction hob above with extractor fan. Integrated dishwasher, Double glazed rear aspect window. Dekton worktop with the sink and drainer and mixer tap. High level storage with recently fitted water tank within the loft space.

### **Shower Room**

Recently fitted shower suite incorporating the double shower cubicle with the rain effect shower. Low level WC. Wash hand basin with storage under and mixer tap. Ladder style towel heater. Tiled walls and floor. Double glazed window. Loft space above.

### **Utility Cupboard**

Plumbing for the washing machine. Shelving above.

### **Bedroom**

Double glazed rear aspect window. High ceilings with period mouldings and picture rail. Recently refurbished with built in wardrobes. Mezzanine above providing ample storage. Modern cast iron electric heating that can be remotely controlled.

### **Bedroom**

Recently refurbished. High ceilings with period mouldings and picture rail. Double glazed Southerly aspect sash cord window overlooking the small south facing balcony. Modern cast iron electric heating that can be remotely controlled. Sea views.

### **Living Room**

Double glazed floor to ceiling sash bay window to front with sea views. High ceilings with period mouldings & picture rail. Herringbone wooden flooring. Modern cast iron electric heating that can be remotely controlled.

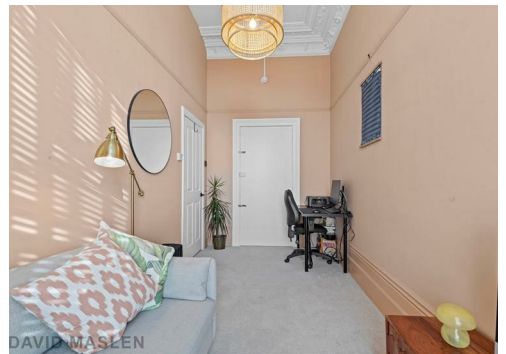
### **Total approx floor area**

80.9 sq.m. (870 sq.ft.)

### **Parking Zone N**

### **Council Tax Band C**

### **V3**





TOTAL APPROX. FLOOR AREA 80.9 SQ.M. (870 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		42	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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39 Lewes Road,  
Brighton,  
BN2 3HQ  
t: (01273) 677001  
e: lewesroad@maslen.co.uk

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First Floor offices,  
39 Lewes Road,  
Brighton, BN2 3HQ  
t: (01273) 321000  
e: lettings@maslen.co.uk

