



St Aubyns, Hove, BN3 2TH
£250,000



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A well-presented split-level one-bedroom flat situated at the rear of the first floor of this attractive period building, ideally positioned just moments from Hove seafront and within easy reach of a wide range of local amenities. The property is offered with no onward chain and benefits from high ceilings and well-proportioned accommodation. Early and internal viewing is highly recommended.





Further Information

The accommodation comprises a spacious living room with large sash windows and a marble fireplace, a kitchen with ample storage, a modern shower room and a double bedroom. The property is well-presented throughout, combining period features with modern finishes.

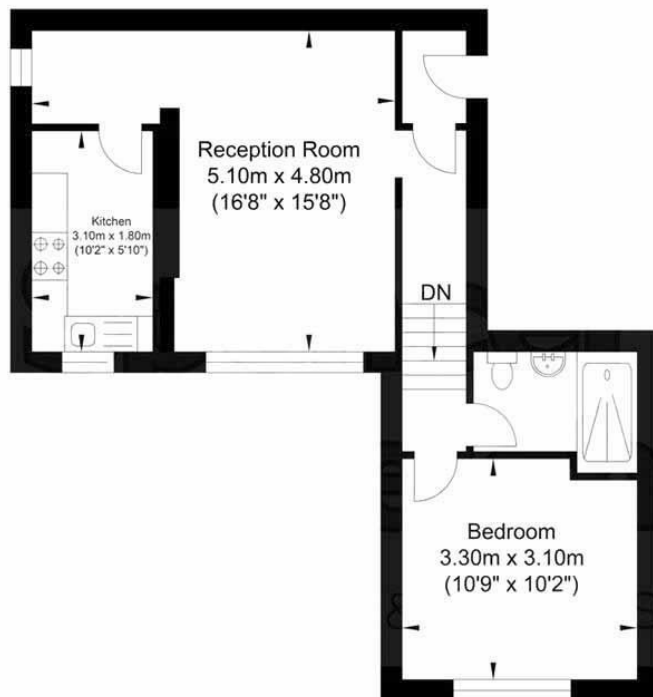
St Aubyns is particularly well placed for enjoying the best of Hove's seafront, with the surrounding area having undergone extensive improvements in recent years, including the regeneration of the seafront and public spaces. The promenade provides an attractive route along the coast, while a good selection of cafés, restaurants and independent shops can be found nearby. Church Road and George Street are both within easy reach, offering further amenities, with Hove Station providing convenient rail links to Brighton, London and beyond.



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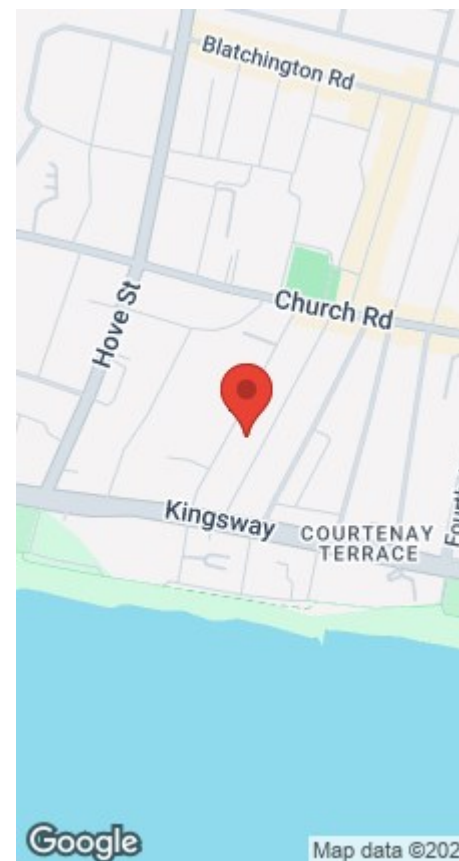
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St Aubyns



First Floor
Approximate Floor Area
484.37 sq ft
(45.0 sq m)

Approximate Gross Internal Area = 45.0 sq m / 484.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



SELLING SOMETHING SIMILAR?

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Call 01273 777123 or email property@goldinlemcke.com

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.

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		
	65	78
England & Wales	EU Directive 2002/91/EC	



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