



St. Aubyns, Hove, BN3 2TG
£325,000 - £350,000 Guide

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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A superb one-bedroom flat occupying part of the first floor of this attractive period building, located in this extremely sought-after location just a stone's throw from Hove seafront. The property is well presented throughout and benefits from a south-facing wraparound balcony that enjoys lovely sea views.



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Further Information

The accommodation comprises a spacious entrance hall with built-in storage, generous south-facing living/dining room with sea views, kitchen, wrap-around balcony with further sea views, modern shower room, and a double bedroom. This a truly fantastic flat offering high ceilings and no onward chain. Early viewing is highly recommended.

St Aubyns is in a fantastic spot in Hove, set just moments from the seafront. It's a popular wide tree-lined street with cafés, shops, and useful transport links all close by. The easy access to the beach gives the area a relaxed, coastal feel, making it a popular choice for anyone wanting to enjoy life by the sea while still being near everyday amenities.

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St Aubyns



Approximate Gross Internal Area = 51.0 sq m / 549.0 sq ft

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



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Call 01273 777123 or email property@goldinlemcke.com

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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 | 70 | 77 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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