



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



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SELLING HOMES
IN BRIGHTON
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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.





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 is a truly fantastic flat offering high ceilings and no onward chain. Early viewing is highly recommended.

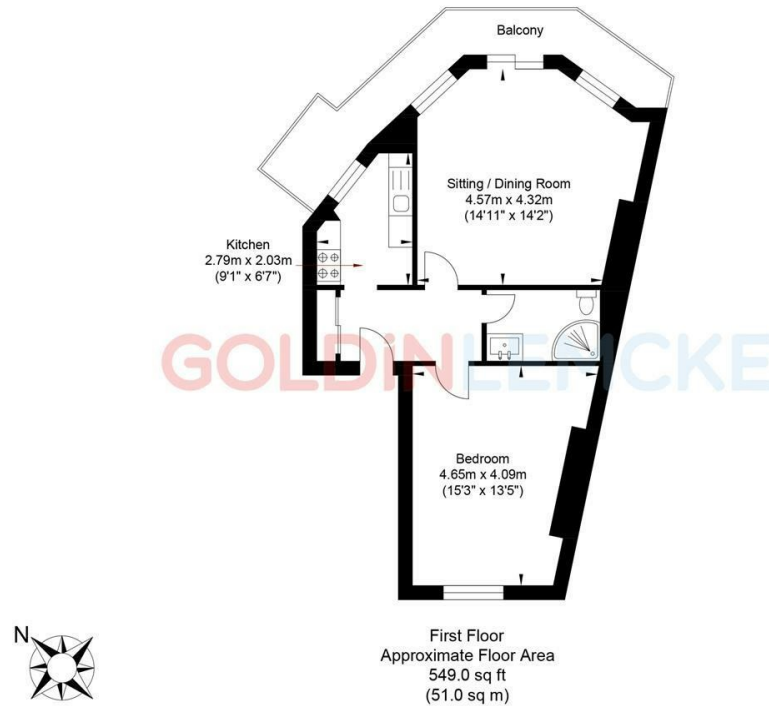
St Aubyns is in a fantastic spot in Hove, set just moments from the seafront. It's a popular wide tree-lined street with cafés, shops, and useful transport links all close by. The easy access to the beach gives the area a relaxed, coastal feel, making it a popular choice for anyone wanting to enjoy life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



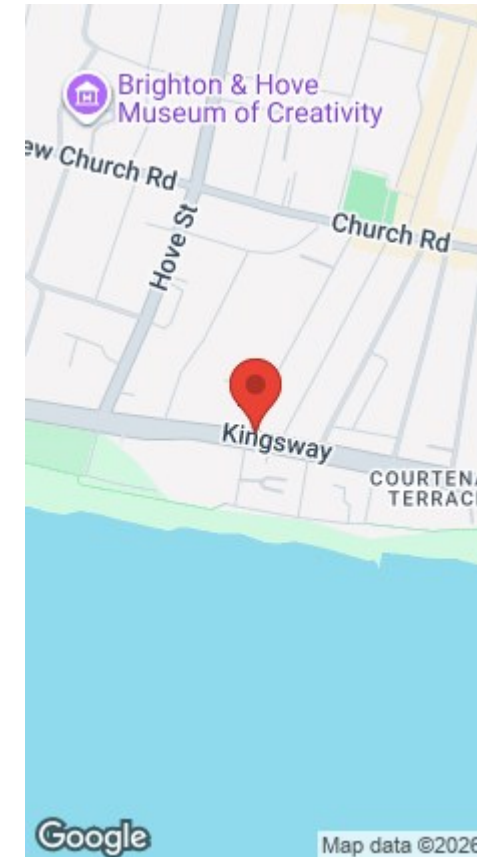
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St Aubyns



Approximate Gross Internal Area = 51.0 sq m / 549.0 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



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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		70	77
		EU Directive 2002/91/EC	

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