



St Aubyns, Hove, BN3 2TJ  
**£500,000 - £525,000 Guide**



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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002



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A beautifully presented two-bedroom lower ground floor flat forming part of this attractive period building, set in a highly sought-after location just moments from Hove seafront. The property benefits from a private east-facing garden, share of freehold, and excellent storage space.







## Further Information

The flat is approached via its own street entrance, opening into an exceptionally generous entrance hall with ample space for storage or a home office area. There are two well-proportioned double bedrooms; one with a west-facing bay window, and the other enjoying direct access to the rear garden along with a recently fitted en suite bathroom featuring modern finishes and a freestanding bath. In addition, there is a contemporary shower room, a fitted kitchen, and a spacious living/dining room with further access to the beautifully landscaped rear garden. The garden also offers gated access out to Seafeld Road, while the large external storage room to the front of the property is ideal for bikes, prams or general storage. Garden flats of this quality are rarely available in this location, and early internal viewing is highly recommended.

St Aubyns is a well-regarded seafront road in Hove, ideally positioned between Church Road at one end — with easy access through to George Street and its wide range of shops, cafés and restaurants — and Hove seafront at the other. Hove Lawns and the promenade are just moments away, while Hove Station is within comfortable walking distance, offering direct links to London. Regular bus services run along the seafront and into Brighton, making this a convenient and well-connected spot for both everyday life and commuting.



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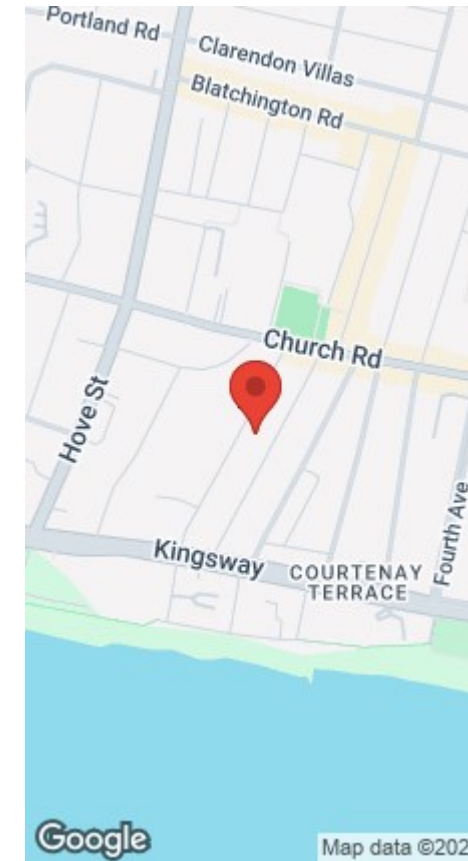
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## St. Aubyns



Lower Ground Floor  
Approximate Floor Area  
979.0 sq ft  
(91.0 sq m)

Approximate Gross Internal (Excluding Store) Area = 91.0 sq m / 979.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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