



St. Aubyns, Hove, BN3 2TD
£1,750 Per Calendar Month



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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Further Information

FULLY FURNISHED . Located in St. Aubyns, Hove, this beautiful first floor converted flat offers a delightful blend of comfort and modern living. Boasting two spacious double bedrooms, this property is ideal for a couple or two professional sharers.

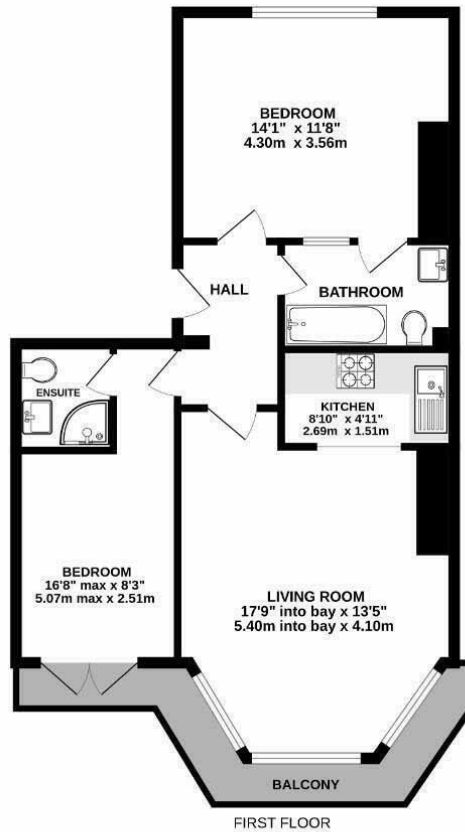
The flat features a good size reception room with high ceilings that provides a welcoming space. The highlight of this property is undoubtedly the large balcony, which presents breathtaking sea views, allowing you to enjoy the beauty of the Hove coastline right from your home.

The property is in excellent condition, reflecting a high standard of maintenance and care, making it ready for you to move in without delay.

Situated in a desirable location, this flat not only offers a comfortable living space but also provides easy access to local amenities and the vibrant lifestyle that Hove has to offer. Whether you are enjoying a morning coffee on the balcony or taking a leisurely stroll along the seafront, this property truly encapsulates the essence of coastal living.

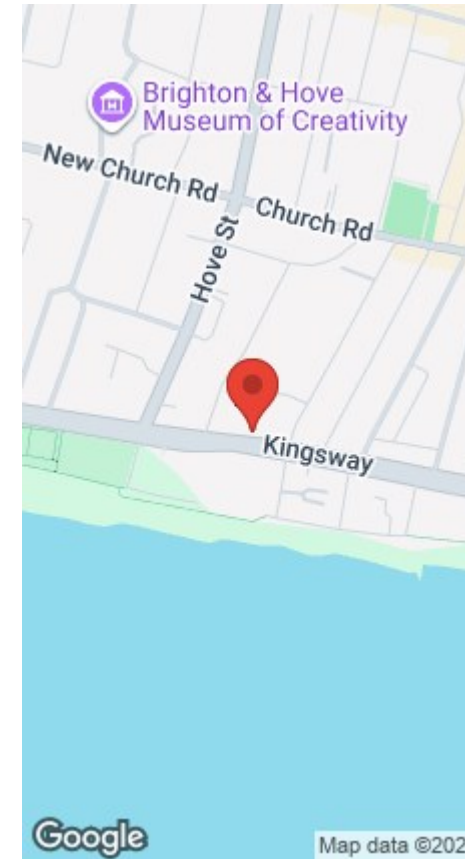
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TOTAL FLOOR AREA : 616 sq.ft. (57.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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		
England & Wales		EU Directive 2002/91/EC

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