

PHILLIPS & STILL



- A Stunning & Spacious One Bedroom Converted Flat
- 35ft Open Plan Living Accommodation
- Modern Fitted Bath & Shower Room
- Central Hove Location & Share Of Freehold

St. Aubyns, Hove, BN3 2TD

Offers In Excess Of £360,000

This fantastic second floor newly refurbished one bedroom apartment has been tastefully modernised throughout and is being offered with no onward chain. If you like high ceilings and want something just off Hove seafront then this is the one for you!



Property Description

Stunning! That is the best word to describe this rarely available one double bedroom second floor flat. The current owner has tastefully refurbished the property to a high standard, so if you are looking for something brand new which you can pack your bags and move straight into, look no further.

As soon as you walk in the first thing to strike you is how high the ceilings are and how bright and spacious it is. The condition is immaculate throughout and you won't find another one bed room property that will 'wow' you as much as this one. The piece de resistance has to be the trendy open plan living accommodation as it is the perfect place for entertaining family and friends.

There is one larger than average double bedroom, fabulous bathroom which includes bath, walk-in shower, button flush toilet and vanity sink all brand new out of the box and cosy irresistible underfloor heating plus a heated towel radiator which heats from the central heating system and can also be timed to come on whenever you need it to, the fitted kitchen is exceptional with more storage than most and work surface space fit for anyone fanatical about cooking, the open plan lounge remains spacious even with a large open plan kitchen. The flat offers superb panoramic views from every room overlooking Hove's famous roof tops and oblique sea views. The building has lift access to the second floor and communal parking on a first come first serve basis, last but not least you have a share in the freehold and over 900+ years remaining on the lease.

Step out of the flat and you're close to everything you need. Local shops, seafront restaurants, bars and trendy coffee shops. In addition to these amenities, Hove station is also nearby making this flat ideal for commuters that need easy access to Gatwick or London.

You can really enjoy Brighton & Hove's cosmopolitan lifestyle in this location and once you're here, you will not want to leave!



Accommodation

SECOND FLOOR FLAT

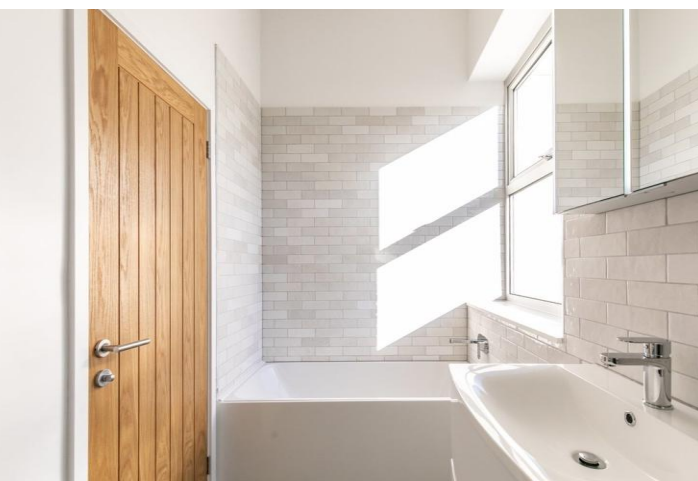
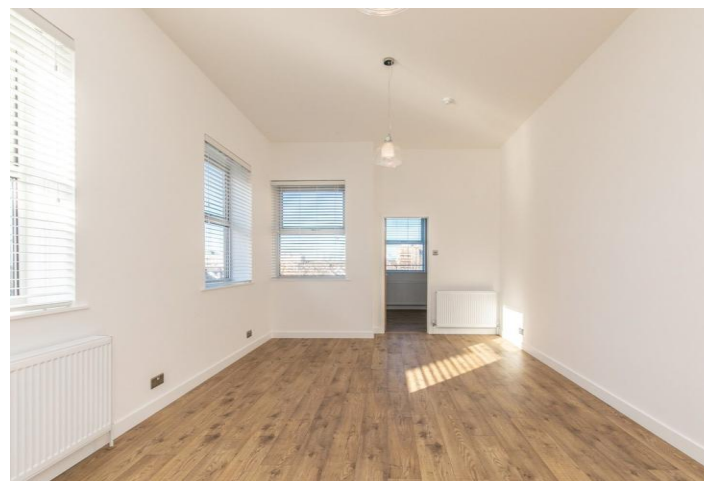
KITCHEN/SITTING ROOM
34' 5" x 12' 7" (10.51m x 3.84m)

BEDROOM
16' 2" x 9' 6" (4.94m x 2.90m)

BATHROOM

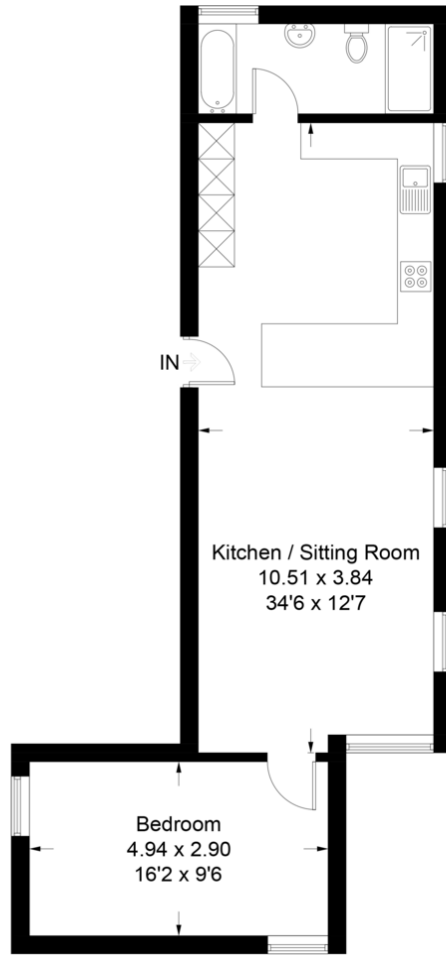
OUTSIDE

COMMUNAL PARKING



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Approximate Gross Internal Area = 61.7 sq m / 664 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2022

Picture this...

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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