



**GOLDIN
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**FOR
SALE**

St Aubyns, Hove, BN3 2TL

£250,000

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An excellently presented studio apartment with separate kitchen and handy walk-in dressing/storage room, located in this period building just a moment's walk from Hove seafront. Studio flats of this standard are extremely rare to find, and early viewing is highly recommended.





Rooms & Sizes

Studio Room: 20' 9" x 13' 5"

Kitchen: 6' 10" x 4' 10"

Bathroom

Storage Room

Further Information

This delightful studio apartment occupies part of this period building and is approached via a communal entrance with stairs leading up to the first floor. From here, you are greeted by the spacious entrance hallway with ample storage space, bathroom with bath and shower over, storage/dressing room, and the very generously sized studio room. This studio room benefits from beautiful original ceiling cornice, high level skirting boards, and walk-in bay window to the front with three sash cord windows giving a westerly aspect. From here, there is access to the separate modern kitchen, complete with built-in induction hob and ample storage space. Worthy of particular mention is the 14' long storage/dressing room with the potential to be utilised for several different purposes e.g walk-in dressing room, storage, small study etc. This room also benefits from large sash window providing access to the fire escape. Additionally, the building has recently undergone exterior decorating which will be a huge benefit to any new owner.



St Aubyns is situated in this extremely sought-after location in central Hove, with the seafront right on its doorstep. Church Road and George Street are also just a moments' walk away, where you will find a diverse range of shops, bars and restaurants, including Tesco Superstore. Hove station is also within close proximity, as well as bus links providing easy access to central Brighton and beyond.

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SELLING SOMETHING SIMILAR?

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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