



**GOLDIN
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**FOR
SALE**

St Aubyns, Hove, BN3 2TH

£275,000 - £300,000 Guide

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A stunning and unique one-bedroom flat occupying part of the first floor of this attractive semi-detached period property, situated in this central Hove location just moments from the seafront. Further benefits include a full-length balcony, high ceilings and vacant possession.





Rooms & Sizes

Living Room: 17' x 11' 1"

Balcony

Kitchen: 10' 5" x 5' 6"

Bedroom: 12' 5" x 9' 2"

Bathroom

Further Information

The accommodation comprises an entrance hall, double bedroom with impressive floor to ceiling sash window opening up to gain access to the balcony, modern shower room, fitted kitchen with integrated appliances, and a bright and spacious living/dining room with beautiful feature fireplace and further floor to ceiling sash windows, also providing access to the balcony. The property is offered for sale in excellent decorative order throughout having been recently renovated to include a brand new kitchen and bathroom. Further benefits including impressive high ceilings and period features.

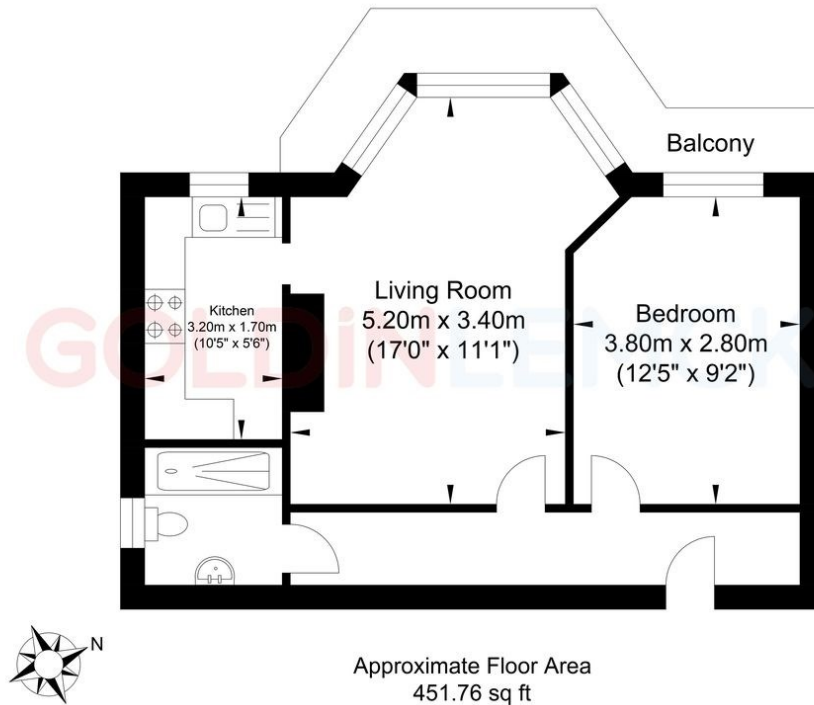


St Aubyns is situated between Hove seafront and Church Road. A range of local shops, restaurants and bars can be found along Church Road as well as regular bus services giving access to all parts of the City. Hove mainline railway station is close by offering links to Brighton and London. In addition, Hove seafront and Lawns are a short distance away.

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St Aubyns



Approximate Floor Area
451.76 sq ft
(41.97 sq m)

Approximate Gross Internal Area = 41.97 sq m / 451.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.
Call 01273 777123 or email property@goldinlemcke.com

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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