

PHILLIPS & STILL

St. Aubyns, Hove

Offer in excess of £300,000



- **A Spacious Raised Ground Floor Apartment Moments From Seafront**
- **One Double Bedroom**
- **Large Bay Fronted Living Room**
- **Kitchen / Dining Area**
- **Private South Westerly Rear Terrace**

To view all our homes: phillipsandstill.co.uk



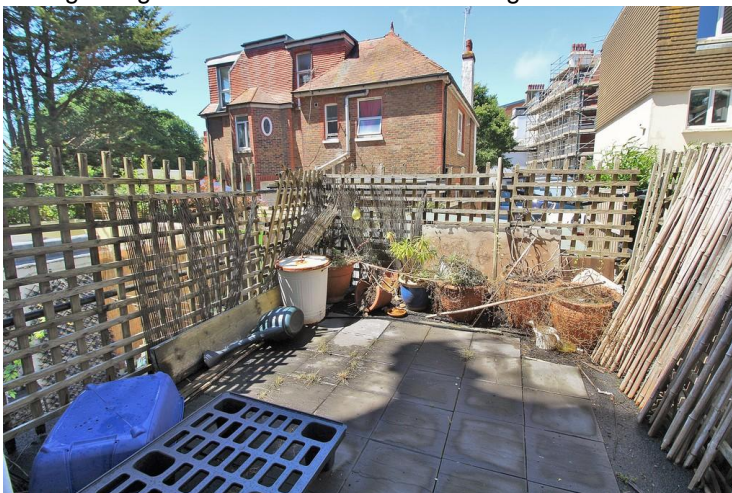
St. Aubyns, Hove, BN3 2TE



St. Aubyns is one of central Hove's premier roads nestled between vibrant Church Road and Hove seafront promenade. This fantastic raised ground floor apartment offers a spacious, blank canvas with gorgeous high ceilings for someone to put their own stamp on as a perfect first time buy, reliable buy to let investment or an idyllic holiday / second home by the seaside.

Accommodation comprises of entrance hall with entry phone, a large bay fronted living room, separate modern kitchen / dining area, double bedroom with a peaceful rear aspect and bathroom with airing cupboard. From there you have access onto your own private West facing terrace and with no onward chain, this flat is ready to pack your bags and move straight into!

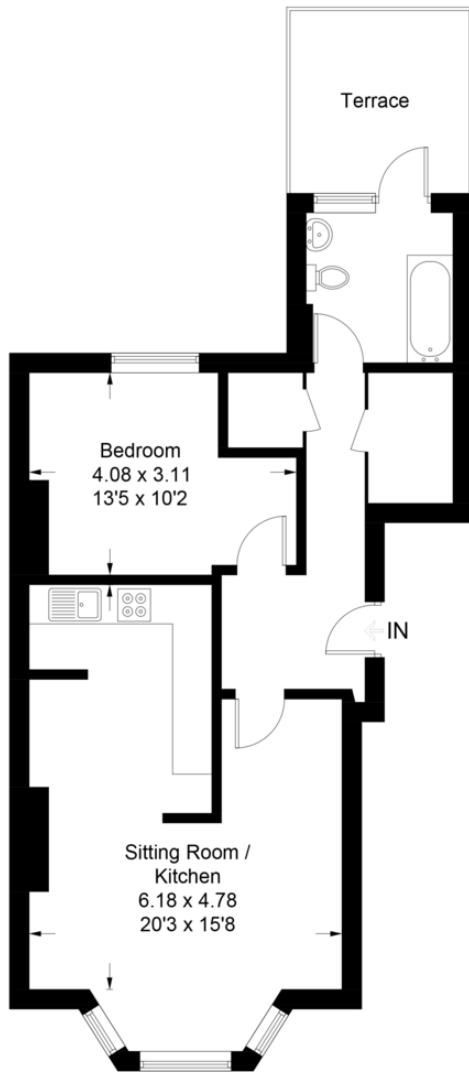
Step out of your front door and you'll be central to everything you need...boutique & convenience shops, seafront restaurants, trendy coffee shops, brunch hotspots, supermarkets, beauty parlours, gyms...you name it & you'll find it within a few moments of your home! Stepping back into the house is like closing the door to this 'Notting Hill feel' and will unite you back with bliss and tranquillity. You are also just a stone's throw away from picturesque Hove Seafront with its' famous lawns so don't be surprised if strolling along with an ice cream whilst taking in the views becomes a regular occurrence living here!





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Approximate Gross Internal Area = 57.8 sq m / 622 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

Accommodation

RAISED GROUND FLOOR

ENTRANCE HALL

With built-in storage cupboards & entry phone

BAY FRONTED LIVING ROOM

20' 3" x 15' 8" (6.17m x 4.78m)

KITCHEN / DINING AREA

DOUBLE BEDROOM

13' 5" x 10' 2" (4.09m x 3.1m)

BATHROOM

With airing cupboard, low level W.C., pedestal wash hand basin, part enclosed bath with wall mounted electric shower

OUTSIDE

PRIVATE SOUTH WESTERLY REAR TERRACE

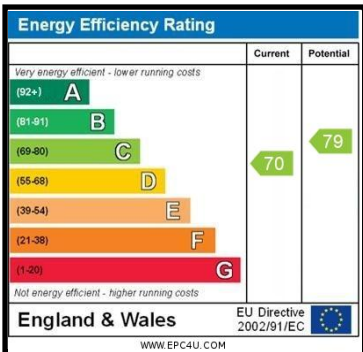




What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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