

ELLIOTTS

3, 30-32 St Aubyns, Hove, BN3 2TD

Price £290,000 Share of freehold

Elliotts are delighted to offer this superb one double bedroom GARDEN APARTMENT in this much sought after location, being adjacent to HOVE SEAFRONT and having the excellent feature of a PRIVATE WEST FACING PATIO, whilst also sold with a SHARE of FREEHOLD



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St Aubyns is an attractive tree lined road running between Church Road and Hove seafront. Many of Hove's amenities are within striking distance including Hove seafront with its lawns, promenade and beach. Church Road with its vast array of restaurants, coffee shops, bars and shopping facilities are also within easy walking distance.

Flat 3 is approached from the side of the building with the advantage of its own private entrance through the private patio area. Once inside, you'll find a large West facing open plan living area with a modern fitted kitchen to the rear. The inner hallway leads you through to the West facing double bedroom, a modern re-fitted shower room and a large built in cupboard.

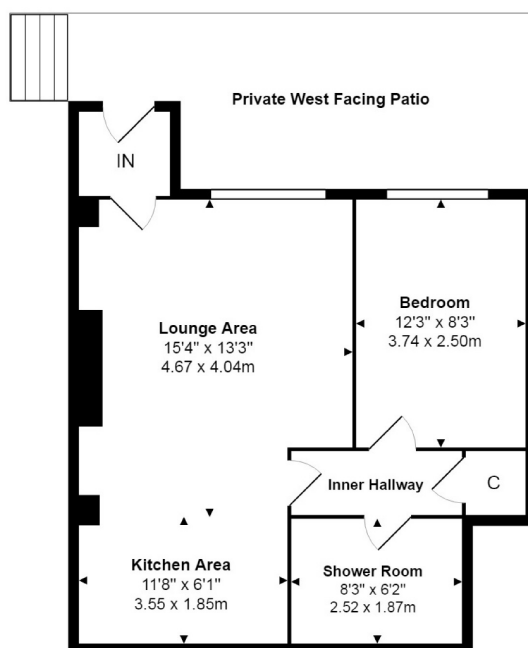


Undoubtedly one of the apartments best feature is the outside space which comprises of an excellent West facing patio area - benefitting from the afternoon sun, there is also a communal garden area which this flat has easy access too.

The property is sold with the benefit of a Share of Freehold, a long lease and maintenance of approximately £700 per annum being paid.

- **Private West Facing Patio**
- **Share of Freehold**
- **Good Natural Light**
- **Private Entrance**
- **Open-Plan Living Area**
- **Double Bedroom**
- **Re-Fitted Shower Room**
- **GFCH + New Boiler**
- **Adjacent Seafront Road**
- **Vendor Suited**





Total Area: 452 ft² ... 42.0 m²

All measurements are approximate and for display purposes only