

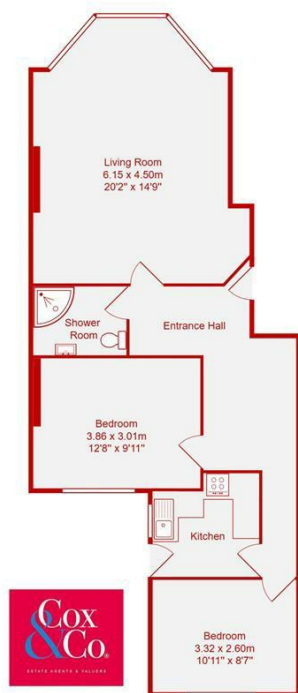


- Raised Ground Floor Two Bedroom Apartment
- Private Garden
- Central Hove
- Long Lease
- Close To Hove Station

- Share Of Freehold
- Period Features
- Modern Kitchen and Shower Room
- Close To The Sea
- Large Living Room

St Aubyns, Hove

Price: £425,000 Freehold



Total Area: 69.0 m² ... 742 ft²

All measurements are approximate and for display purposes only.

This beautifully presented two-bedroom raised ground floor apartment offers the perfect blend of period charm and modern comfort, complete with a spacious east-facing garden, share of freehold, and a long lease. The apartment is located in central Hove, walking distance to the sea and Hove train station as well as plenty of bars, shops, cafes and restaurants on your door step.

As you enter the property, you're welcomed by a hallway. To the front of the apartment lies a truly impressive living room featuring soaring ceilings, elegant period features, a striking fireplace, and a large bay window adorned with brand-new shutters, allowing natural light to pour in.

Off the hallway is a stylish, spacious shower room with modern fittings and a contemporary finish.

The first bedroom benefits from excellent storage and a large window, while the second bedroom enjoys views over the garden – both rooms are filled with natural light and fitted with new shutter blinds.

The modern kitchen is well-appointed with ample worktop space and storage, making it as practical as it is attractive. From here, you step down to a fantastic private garden – east-facing and beautifully low-maintenance, offering plenty of space to relax.

The property comes with a share of freehold and a long lease. The building is currently self-managed, ensuring a cost-effective and resident-focused approach to upkeep and maintenance.

Lease Length - 900 Years Approx
Service Charge - £147 Per Month
Share Of Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 