



## 3c St Aubyns Gardens, Hove, BN3 2TA

£1,795 PCM

Maslen Letting Agents is delighted to offer a beautifully presented, modern apartment, which has recently been renovated to a high standard, situated on Hove seafront. The property benefits, original features; including high ceilings and a cast iron fireplace, two bedrooms with ample storage space, newly fitted kitchen with integral appliances, newly fitted shower room, modern heating and spacious Southerly aspect Living Room with sea views. EPC Rating E. Council Tax Band C. The property is unfurnished and available now.

### **Communal Entrance**

Stairs leading to the first floor.

### **Main Entrance**

Mezzanine stairs leading to the upper floor. Double glazed side aspect window. Modern Electric heating. Storage areas. Doors leading to:

### **Kitchen**

10'6" 6'1" (3.22m 1.86m)

Matching wall and base units with further storage above and shelving. Integrated fridge and freezer with a build in electric oven and hob above with extractor fan. Double glazed rear aspect window. Dekton worktop with the sink and drainer and mixer tap.

### **Shower Room**

Newly fitted shower suite incorporating the double shower cubicle with the rain effect shower. Low level WC. Wash hand basin with storage under and mixer tap. Ladder style towel heater. Tiled walls and floor. Double glazed rear aspect window.

### **Utility Cupboard**

Space/plumbing for the washing machine. Shelving above.

### **Bedroom One**

16'4" x 10'0" (5.00m x 3.05m)

Double glazed rear aspect window. Built in wardrobes with further ample storage above. Modern electric heater.

### **Bedroom Two**

15'7" x 7'1" (4.75m x 2.17m)

Double glazed Southerly aspect sash cord window overlooking the balcony. Modern electric heater. Sea views.

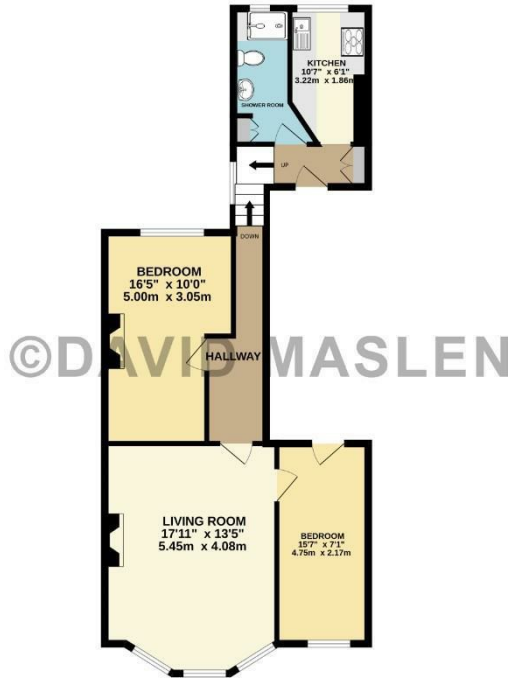
### **Living Room**

17'10" x 13'4" (5.45m x 4.08m)

Southerly aspect floor to ceiling sash cord windows. Original feature fireplace (not able to use) with mantel. Wooden flooring. Modern electric heating. Sea views



ST AUBYN'S GARDENS  
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA - 682 sq.ft. (63.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be checked by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the given date.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**IMPORTANT**

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

**IMPORTANT**

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.  
Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

**COVERING THE CITY**

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