

# 91 St. Aubyns

Hove, BN3 2TL

**Guide price £850,000**

Nestled in the desirable area of St. Aubyns, Hove, this stunning four-bedroom house offers a perfect blend of contemporary architectural features and comfortable living. Spanning over four storeys, the property is presented in immaculate order, making it an ideal choice for families or those seeking a sea side home.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the house. The well-designed layout includes two modern bathrooms, one of which is an en suite to the principal bedroom, ensuring convenience and privacy for all residents. Each bedroom is generously sized, providing ample space for relaxation and personalisation.

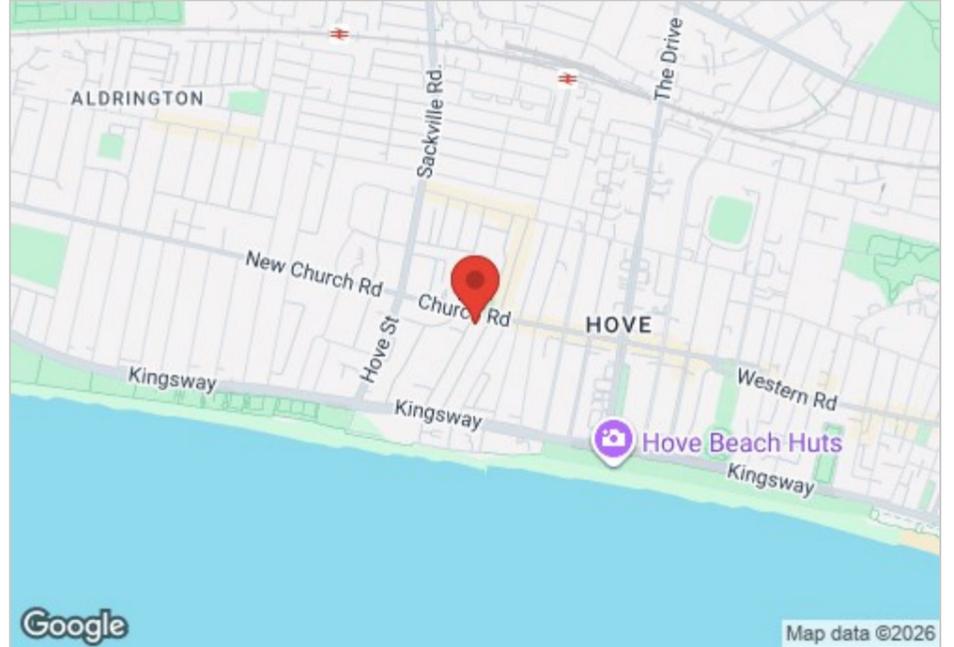
One of the standout features of this property is its private garden, a tranquil oasis perfect for outdoor entertaining or simply enjoying a quiet moment in the fresh air. At the bottom of the road is the beautiful Hove seafront, offering easy access to the beach and the vibrant coastal lifestyle.

This home is not only a sanctuary but also a statement of modern living, making it a rare find in such a sought-after location. With its combination of space, style, and proximity to the seafront, this property is sure to attract those looking for a sophisticated yet comfortable living experience in Hove.



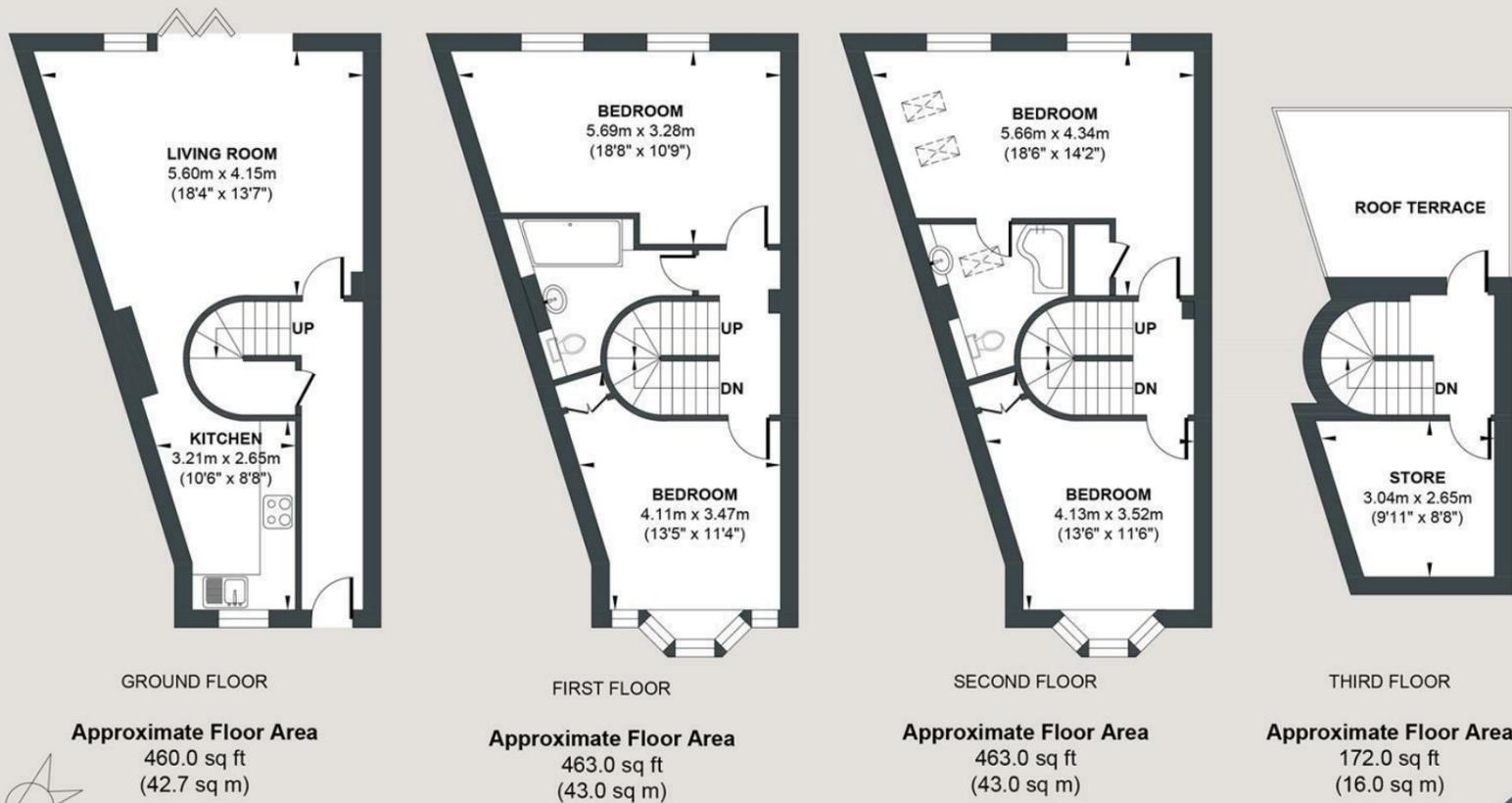
- Contemporary Architectural Features
- Walking distance to Hove seafront
- Private East facing garden
- Four Double Bedrooms
- Roof Terrace
- Easy access to Hove Train Station

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		
	72	84
	EU Directive 2002/91/EC	
	England & Wales	



## ST AUBYNs

Approx. Gross Internal Floor Area = 144.7 sq m / 1558.0 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



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