



**FOSTER**  
& CO.

# St. Aubyns

Hove, BN3 2TB

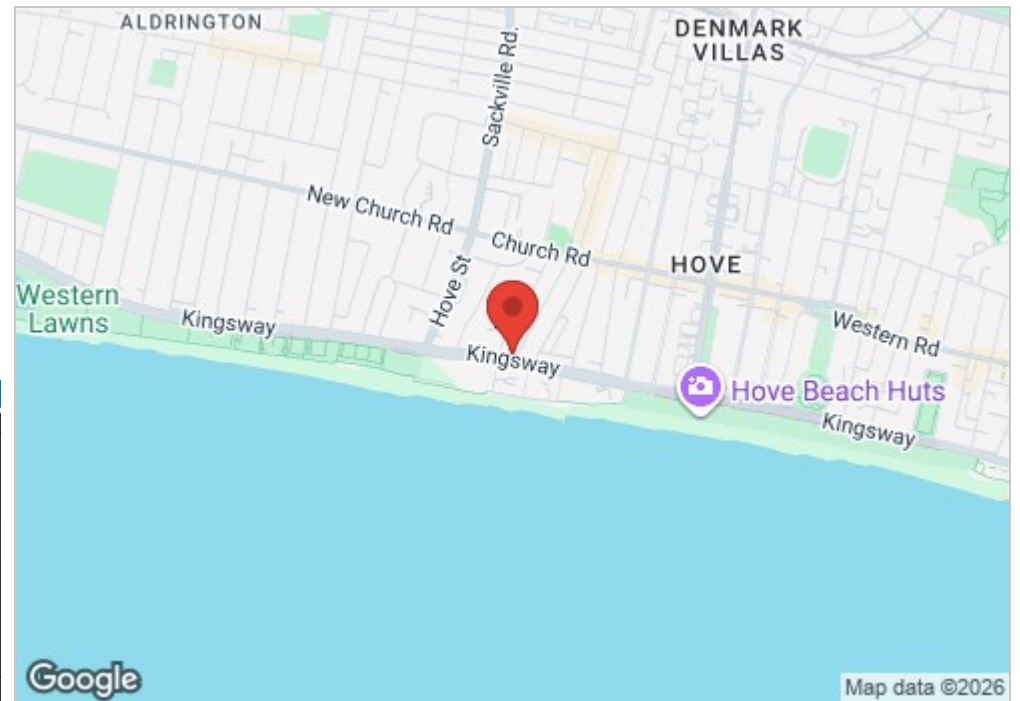
**Asking price £230,000**

This large one bedroom lower ground floor flat boasts a spacious lounge, benefitting from large windows which let in plenty of light and the open plan modern kitchen comes with plumbing for a washing machine. The kitchen also has additional floor space allowing for a dining table and chairs set.

The bedroom is neutrally decorated and leads out onto the private patio area. There is also a modern white bathroom with bath and shower attachment over and a separate W.C. The spacious hallway also has plenty of room for additional storage space, if required.

The flat benefits from its own street entrance and is ideally located in the highly sought-after central Hove area. There is easy access to nearby shopping facilities, restaurants, cafes and bars on Church Road and George Street. Hove Mainline Railway Station is nearby, offering direct access to Gatwick, London and Brighton. There are also frequent buses providing easy access to the rest of the city.

EPC D. Council Tax Band A. Parking Zone N.

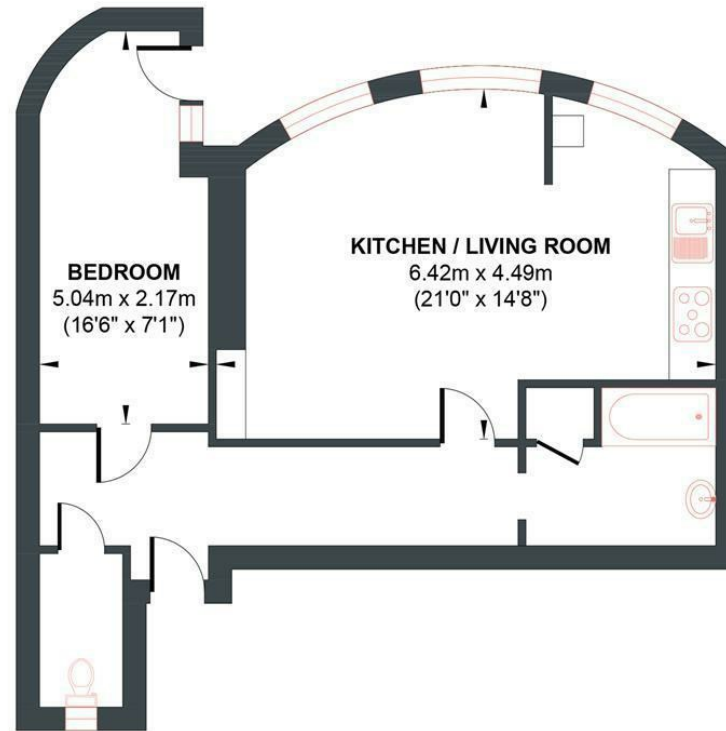


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

- LEASEHOLD
- LOWER GROUND FLOOR
- NO CHAIN
- LIVING ROOM
- 1 BEDROOM
- CLOSE TO HOVE SEAFRONT
- KITCHEN
- PRIVATE PATIO

# St AUBYNS

Approx. Gross Internal Floor Area = 51.69 sq m / 556.38 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



LOWER GROUND FLOOR

**Approximate Floor Area**

556.38 sq ft  
(51.69 sq m)

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These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate

