

# St. Aubyns

## Hove

**LEX**TONS /  
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AUCTIONS  
COMMERCIAL



## About the property

Guide Price £300,000 - £325,000.

Set within an elegant Regency building directly on the Hove seafront, this beautifully presented top-floor one-bedroom apartment boasts elevated, uninterrupted sea views and a generous southwest-facing terrace.

The spacious, light-filled reception room opens seamlessly onto the large roof terrace, perfectly framing the stunning coastal outlook. A well-appointed adjoining kitchen also benefits from glorious sea views, creating a bright and uplifting space.

The double bedroom offers built-in storage and enjoys far-reaching views across Hove and towards the eastern seafront. A modern, stylish bathroom is complemented by the convenience of a separate W/C.

Superbly positioned just moments from the beach and Hove Lawns, and a short stroll from Hove Church Street, this property offers the very best of Brighton & Hove's vibrant coastal lifestyle.

# St. Aubyns Hove



1

BEDROOM

1

RECEPTION

1

BATHROOM











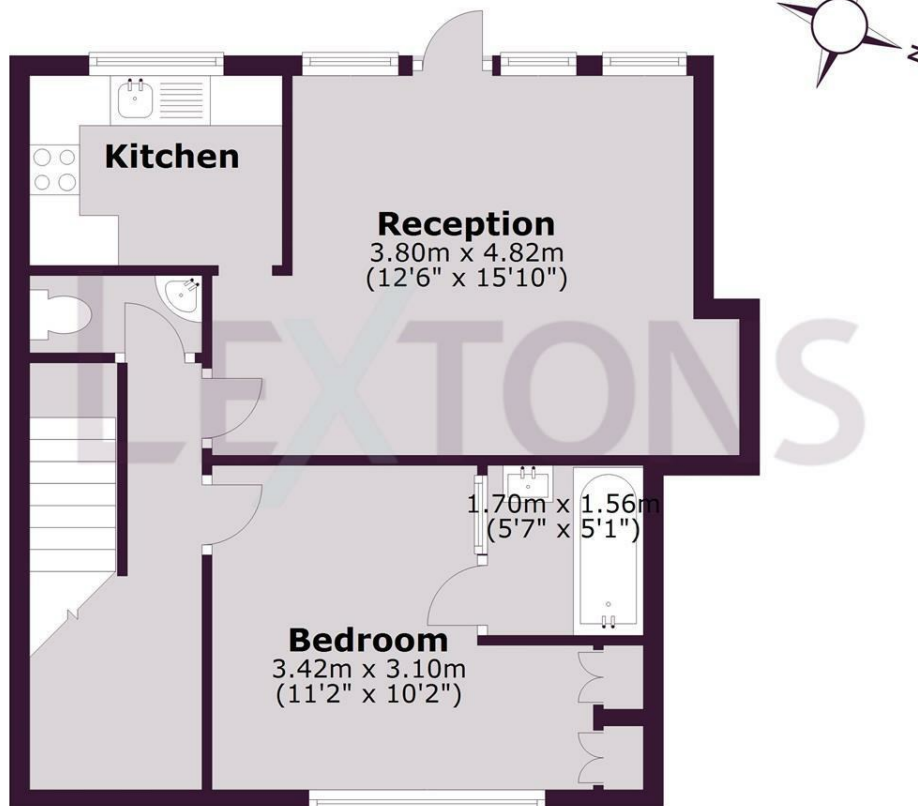




SCAN HERE TO OFFER ON THIS PROPERTY

## Fourth Floor

Approx. 46.7 sq. metres (502.5 sq. feet)



Total area: approx. 46.7 sq. metres (502.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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