

St. Aubyns

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Hove







We know just the place...



The approach to this bay fronted Victorian property is one of style and elegance. This incredibly spacious apartment spans two floors. The entrance has stairs that lead up to a large light, bright and airy reception space with dual aspect views. The space is cleverly zoned for both dining and living with a wonderful feature fireplace being the focal point of the room. Immediately adjacent there is a nice sized kitchen with lovely rooftop views and ample space to cook. There is also a large bedroom on this level and a contemporary shower room.

On the upper floor, there are a further two generous bedrooms with fitted wardrobes and an additional bedroom/study, a modern family bathroom and a small utility area. There is also access to a west-facing roof terrace with southerly views of the sea and the infamous South Downs. The views of both the sea and the cityscape are simply breathtaking. A perfect spot for an early evening sundowner and to get lost in thought.

The property is presented to a good standard and boasts many period features including intricate cornicing, ceiling roses and decorative fireplaces. Worthy of particular mention is the recently appointed new roof and the long lease.

Great size, great views and great location really do make this one not to miss!

St. Aubyns is located between Church Road and Kingsway. The seafront is at the bottom of the road, whilst Church Road offers many different amenities, including restaurants, bars and Tesco Supermarket. Hove station is nearby, which is why this is popular for many commuters and second home purchases.



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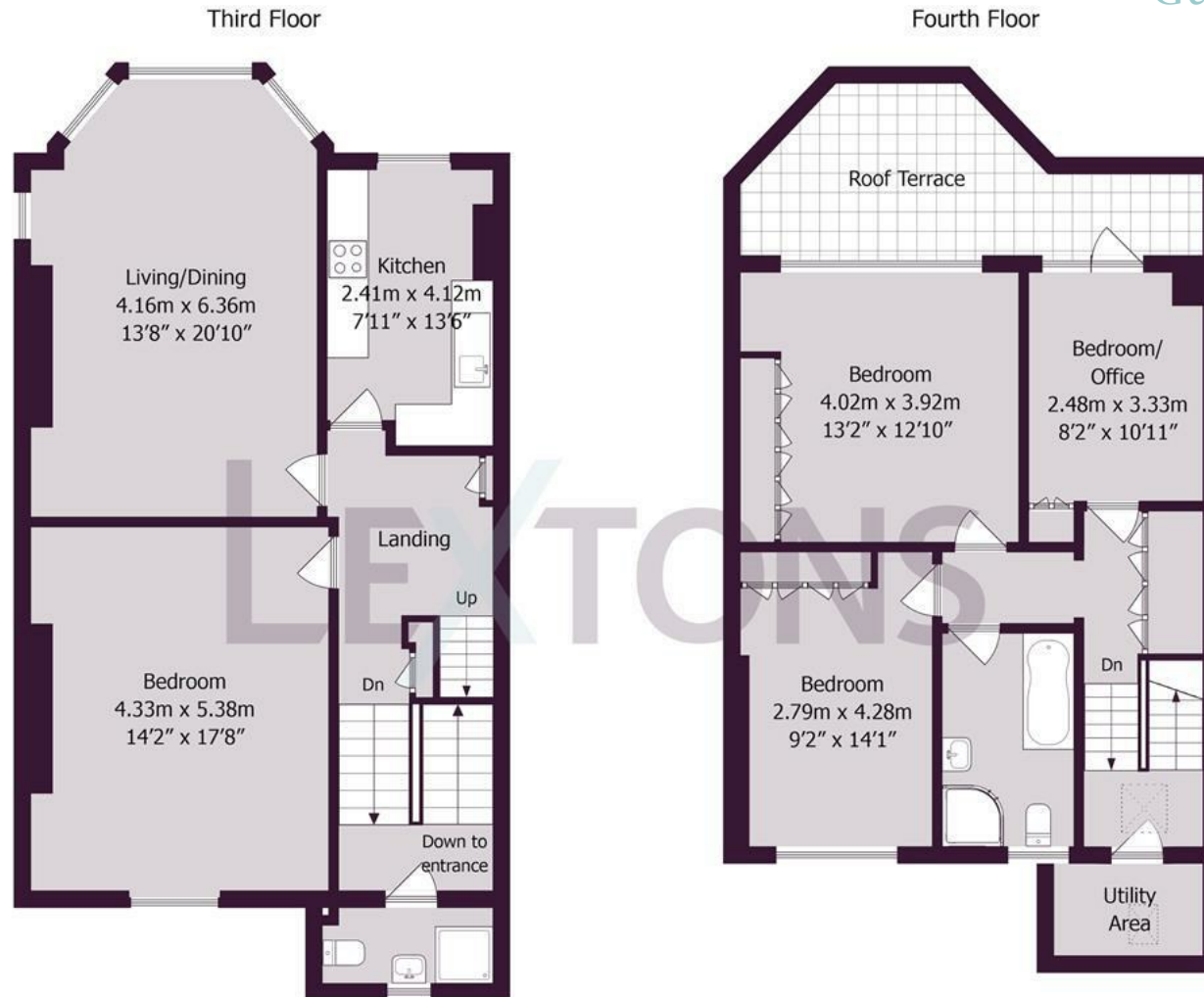
What the owner says...

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"We've spent 10 fantastic years up in the 'crows nest' as our old merchant navy neighbour would call it. We love the light and space with sun-filled rooms at both ends of the day and great views across the city and out to sea. We've also loved being a stone's throw from the beach and prom. 21D is also really quiet apart from the occasional excited seagull but still only a few minutes from all the shops, restaurants and bars of Hove. The flat has loads of character with victorian features that we've been proud to show off, along with the improvements we've made. We'll be very sad to leave what feels like the best spot in Hove (Brighton marathon at both ends of the street and the naked bike ride passing by to name a few annual highlights!) but glad for all the great times we've had here and happy for the people who will get to enjoy this grand old flat next.'





Approximate gross internal floor area 137.5 sq m/ 1480 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Meet us here...

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