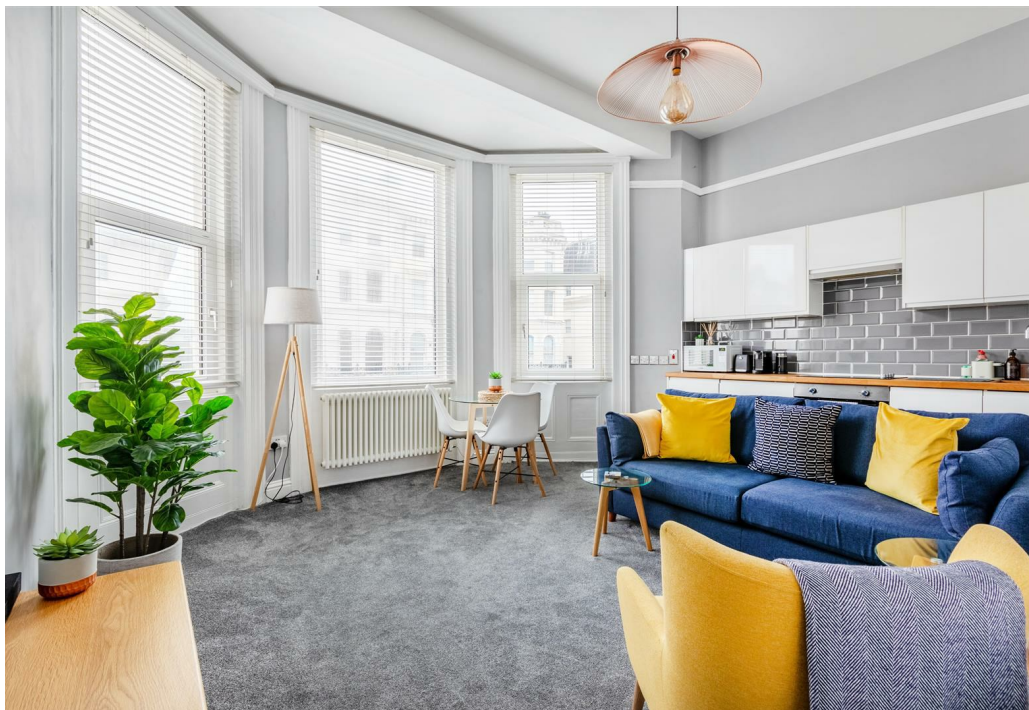


# St Aubyns

## Hove

**LEX**TONS / SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL





## About the property

A charming two-bedroom flat, located on the first floor of a well-maintained building on St Aubyns Road, right in the heart of Hove. This flat is ideally positioned just a short walk from the seafront, George Street, and Church Road, so you'll be right in the middle of all the local shops, cafes, and transport links.

The flat features two good-sized bedrooms, a modern family bathroom with a bath and overhead shower, and a spacious open-plan living area. The kitchen is fully equipped with integrated appliances, including a fridge and dishwasher, making it perfect for everyday living.

Offered fully furnished, this property is ready to move into and would be ideal for professionals or a small family looking to settle in a fantastic location. Get in touch to arrange a viewing today!

## St Aubyns Hove

£1,650 Per month



2

BEDROOM

1

RECEPTION

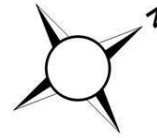
1

BATHROOM

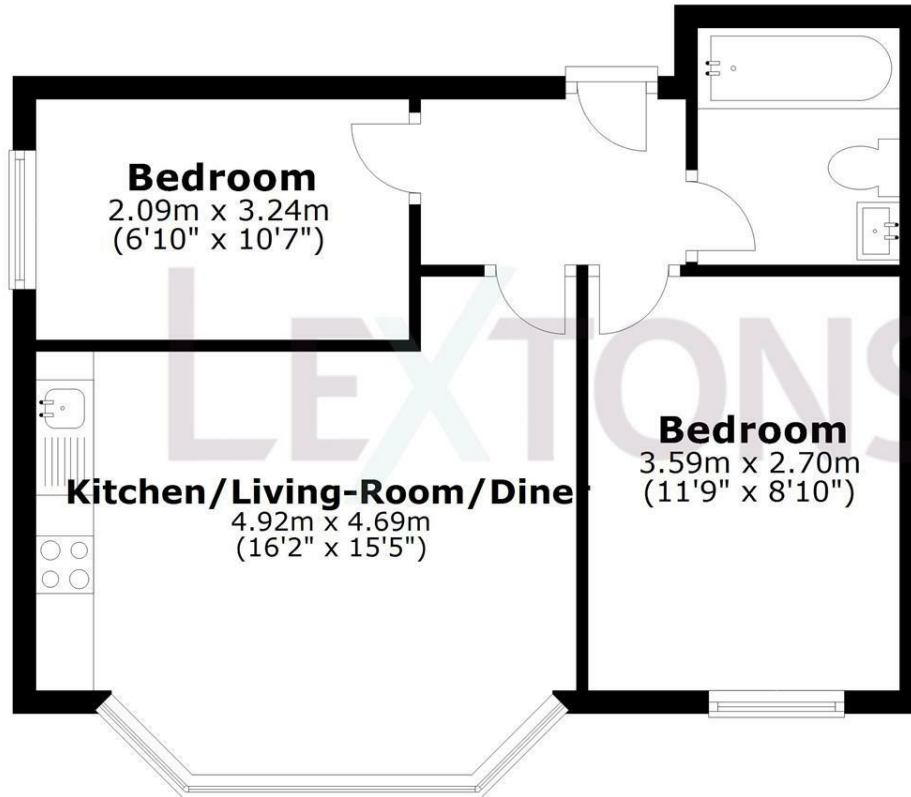


## First Floor

Approx. 40.4 sq. metres (435.2 sq. feet)



SCAN HERE TO VIEW ALL AVAILABLE PROPERTIES



Total area: approx. 40.4 sq. metres (435.2 sq. feet)

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>		48	
(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	