



## 2b, St Aubyns Gardens, Hove, BN3 2TA

Guide Price £400,000 Leasehold

Guide Price - £400,000 to £425,000

Elliotts are delighted to offer for sale this superb seafront apartment located on the 2nd floor of this attractive period building with stunning views East, South & West of Hove seafront & English channel from the principle room.

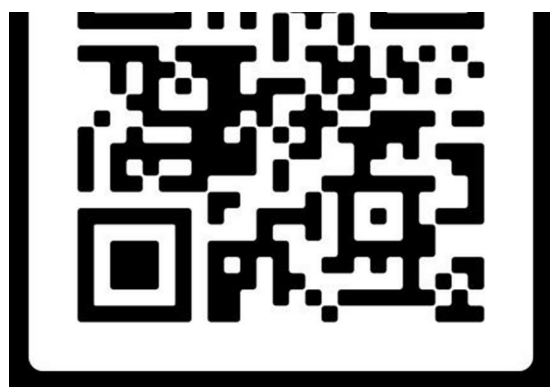
Accommodation is a spacious 71 Sq.Mt / 769 Sq.Ft which includes 19ft South facing lounge, kitchen, two bedrooms and a modern bathroom/WC.

- Stunning sea views
- 769 Sq.Ft / 71 Sq.Mt
- 19' South Lounge/Dining Room
- Two Good Size Bedrooms
- Gas Central Heating
- Separate Kitchen
- Modern Bathroom/WC
- High Ceilings
- Adjacent to Hove Lawns
- Superbly Presented



**ELLIOTTS**

*Working hard for you*



St Aubyns Gardens is perfectly positioned in this superb central Hove location, on Hove's popular seafront road, and located just a stone's throw from Hove seafront and Lawns, and within walking distance to Church Road with its excellent range of restaurants and bars, as well as a short distance to Hove station.

The property occupies the entire second floor of this attractive period building, with steps up from street level leading through to the communal entrance hallway, with stairs to the second floor.

Once inside, the accommodation includes a feature 19' South facing lounge/dining room with fantastic sea views, which is undoubtedly one of the apartment's finest features, off the lounge you will find Bedroom 2, which is large enough to accommodate a double bed, with the master bedroom being located behind the lounge and having recently installed fitted wardrobes.

The remainder of the apartment includes stairs down to the separate kitchen, fitted with a matching range of units and appliances, whilst adjacent to the kitchen is a modern family bathroom/WC.



2 Church Road, Hove, East Sussex, BN3 2FL

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St Aubyns Gardens, Hove



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>66</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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