

ELLIOTTS

Working hard for you



Flat 1b, 26 St Aubyns, Hove, BN3 2TD

Offers Over £250,000 Share of Freehold

We're delighted to offer for sale a newly redecorated one bedroom apartment situated to the rear of this attractive period building and located in the heart of Hove, just 100 yards from Hove seafront. It is also conveniently close to Church Road, which offers a variety of shops, bars, and restaurants.

- Private West Facing Garden
- 47 Sq.Mt / 512 Sq.Ft
- 17' x 16 Open-Plan Living Area
- Modern Kitchen
- Good Size Bedroom
- Shower Room/WC
- Private Entrance
- Double Glazing
- Recently Re-Decorated
- Chain Free



www.elliottsestateagents.co.uk

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

T: 01273 773399

E: mail@elliottsestateagents.co.uk

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Accommodation includes a feature West facing open-plan living area measuring an impressive 17' x 16' which includes a modern kitchen area to the rear of the room. Off the living area is access to a good size bedroom which also faces West and finally to the rear of the apartment is a modern shower room/WC and two good size storage cupboards.



Arguably one of the apartments best features is the West facing courtyard garden which also gives private access directly into the apartment.



St Aubyns is an attractive tree lined road running between Church Road and Hove seafront. Many of Hove's amenities are within striking distance including Hove seafront with its lawns, promenade and beach. Church Road with its vast array of restaurants, coffee shops, bars and shopping facilities are also within easy walking distance.

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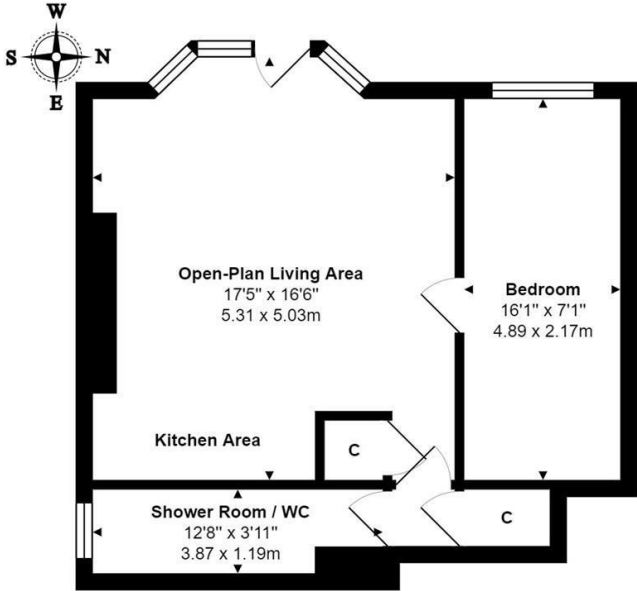
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Total Area: 512 ft² ... 47.6 m²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	48	62
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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