

ELLIOTTS

GFF, 10 St. Aubyns, Hove

Offers Over £550,000 Share of Freehold



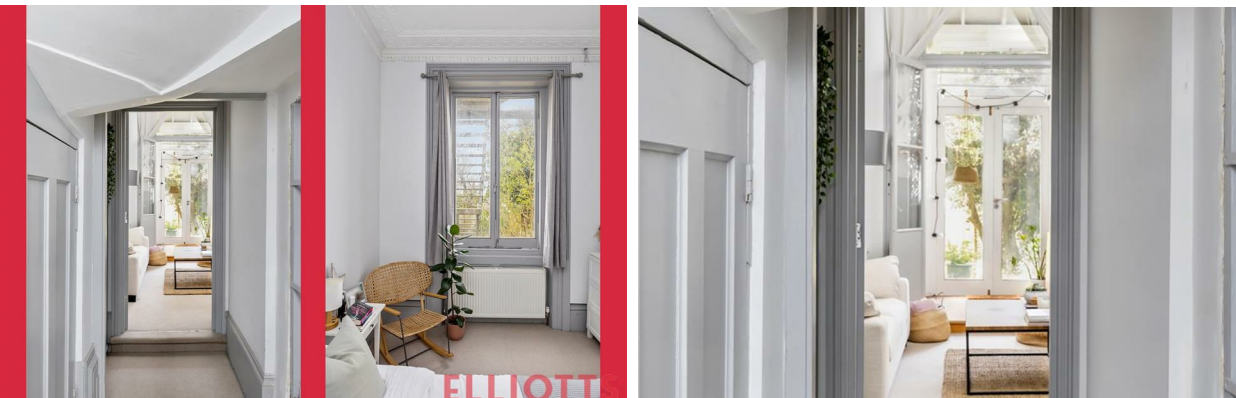
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GFF, 10 St Aubyns, Hove, BN3 2TB

Elliotts are delighted to offer for sale this two bedroom garden apartment within the very heart of central Hove, featuring a substantial west facing garden with the advantage of a workshop/office out-building, two double bedrooms, two bathrooms, fantastic contemporary open plan kitchen living space, positioned immediately adjacent the famous Hove seafront and lawns and close-by to Church Road's many independent shops, cafes and restaurants; sold with no ongoing chain.



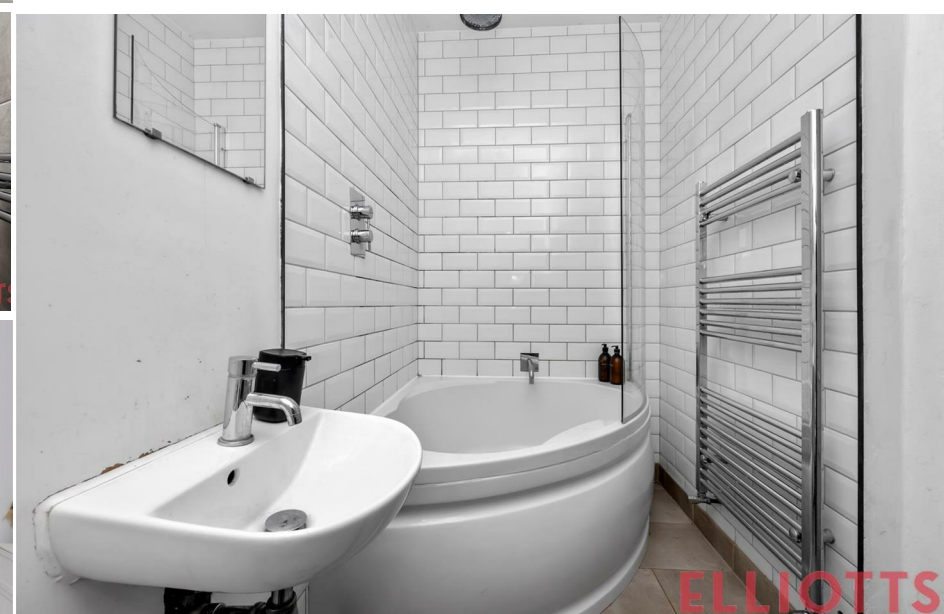
- Incredible West Facing Garden
- Feature Open Plan Living Area
- Two Bathrooms
- Additional Office/Workshop Space in Garden
- Immediately Adjacent Hove Seafront and Lawns
- 86 Sq.Mt / 930 Sq.Ft
- Two Double Bedrooms
- Contemporary Finish
- Walking Distance Church Road's Shops and Cafes
- No Ongoing Chain



Located within the heart of central Hove, St Aubyns is located immediately adjacent the famous Hove seafront and lawns, as well as being a short walk to the top of the road and Church Road's many independent shops, bars, cafes and restaurants that the area has to offer. Multiple bus routes run through Church Road providing access East and West of the city, and Hove mainline railway station is just under a mile away. St Aubyns sits directly adjacent the King Alfred Leisure Centre and the high spec, Fitab gym.

Positioned on the ground floor of this substantial Victorian building, the property features a stunning open plan contemporary living area, with kitchen including integrated hob and oven, island with in-set sink and drainer and wooden worktops. Heading to the rear of the apartment are two good sized double bedrooms, one with an en-suite wet room and both with built in loft-style storage. Accessed via the hallway is a contemporary bathroom with shower, basin and toilet.

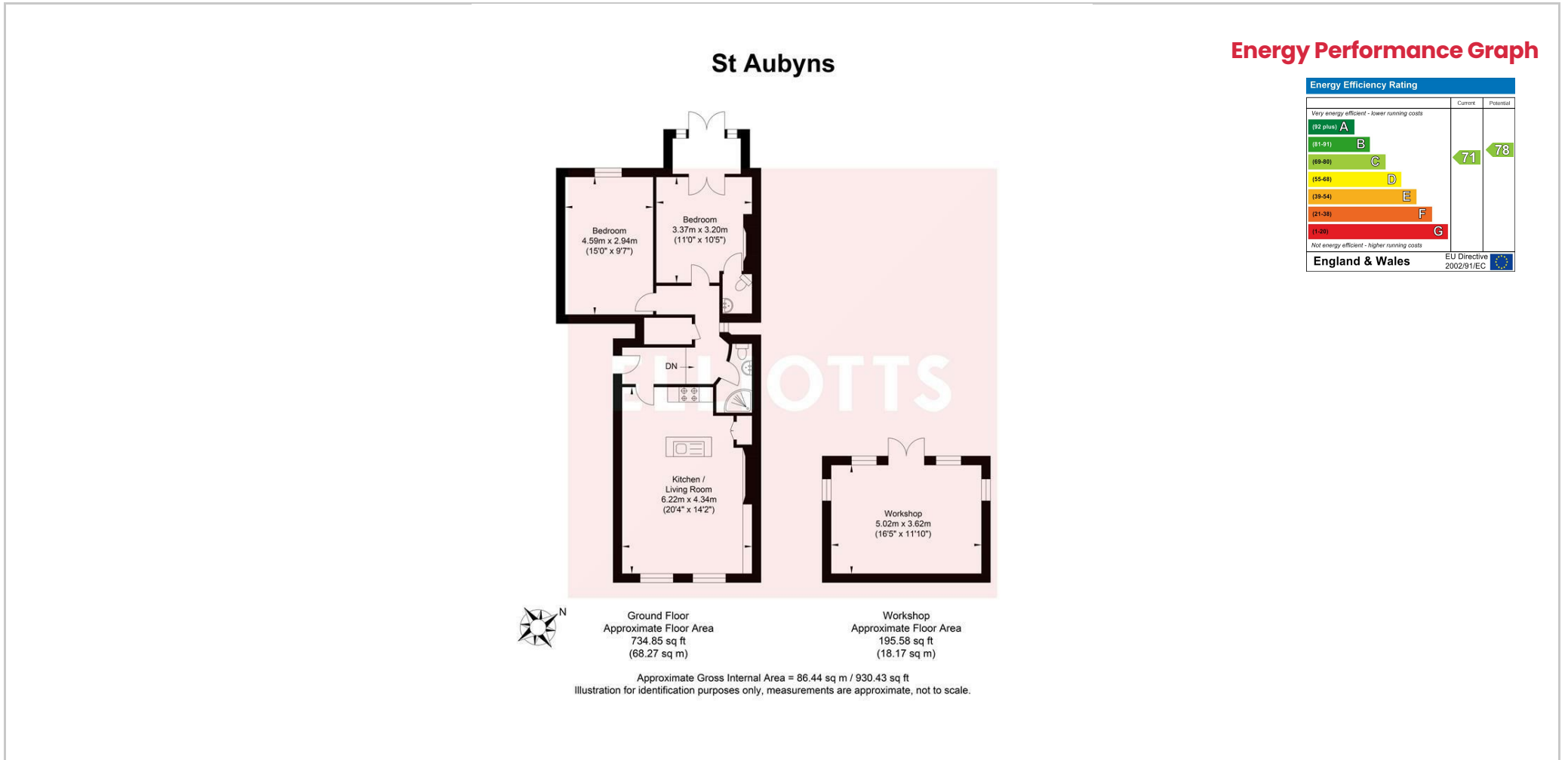
Without question, the key feature of the apartment is an exceptional west facing garden space. One of the largest gardens we've dealt with at Elliotts, the space is a rare find in such a central area and also has the advantage of a workshop/office building which has power and is insulated. The property is sold with no ongoing chain.





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Floorplan



Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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