



St. Aubyns, Hove



Guide Price
£280,000
Leasehold

- SPACIOUS ONE BEDROOM FLAT
- STUNNING HIGH CEILINGS & ORIGINAL FEATURES
- LONG LEASE
- FIRST FLOOR
- PRIVATE SOUTH/WEST FACING BALCONY
- 51.92 SQ M

GUIDE PRICE: £280,000 - £300,000

Robert Luff & Co are delighted to bring to market this spacious one bedroom flat situated on the first floor of a converted period building. 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 station and 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.

Accommodation offers: West facing living room with private balcony, separate kitchen, double bedroom and a family bathroom. Other benefits include; long lease and high ceilings with stunning original features.

Robert
Luff & Co
Sales | Lettings | Commercial

T: 01273 921133 E:
www.robertluff.co.uk



Accommodation

Agents Notes

Tenure: Leasehold, 123 years remaining approx.

Service Charge: £1222.91 Per 6 Months

EPC Rating: C

Council Tax Band: B

28 Blatchington Road, Hove, East Sussex, BN3 3YD

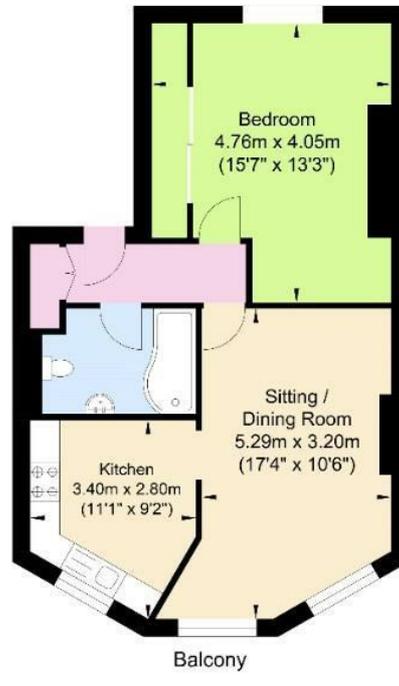
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St Aubyns



First Floor
 Approximate Floor Area
 558.86 sq ft
 (51.92 sq m)

Approximate Gross Internal Area = 51.92 sq m / 558.86 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.