

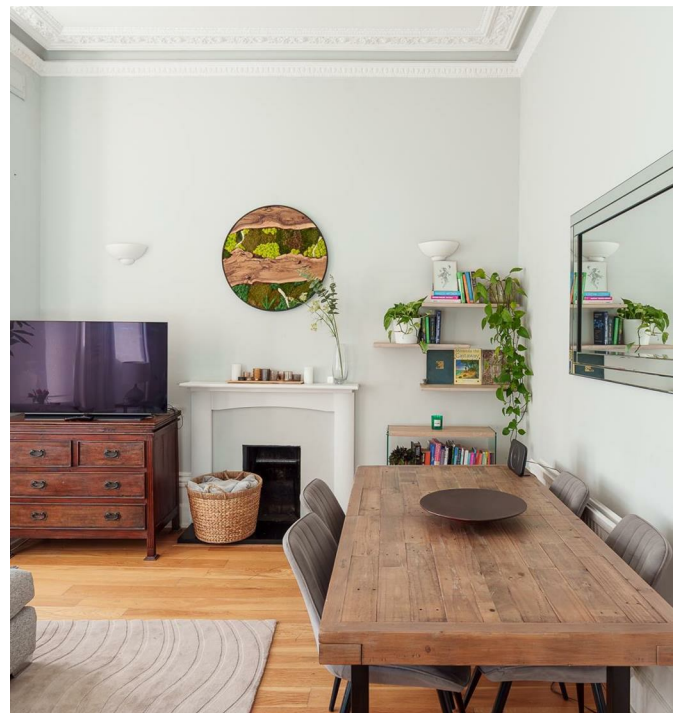
H&N



St Aubyns
Hove

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EST. 1990





St Aubyns, Hove, BN3 2TE

Guide Price £325,000 to £350,000

Situated in the esteemed St Aubyns, Hove, this delightful flat offers a perfect blend of period charm and modern convenience, with the seafront and promenade just moments away. This one-bedroom apartment is situated within a prestigious mansion block, with timeless appeal and spaciousness. The property has high ceilings throughout and original features that enhance its character.

The grand reception room is a highlight of the property and showcases the original ceiling cornice which continues seamlessly in to the bedroom and hallway, enhancing the period charm throughout the property. The impressive bay window provides elevated views and an abundance of natural light in this welcoming space. The wood flooring adds a touch of warmth and elegance to the space, making it an inviting area for both relaxation and entertaining. Exceptional soundproofing provides a peaceful and quiet living environment and in the double bedroom there is built in storage offering convenient and discreet space solutions. The very high ceilings and generous proportions offer excellent potential for a mezzanine-level if desired.

The contemporary fitted kitchen is equipped with integrated appliances and has ample storage, ensuring it meets the needs of modern living. The well-presented bathroom features a mixer shower over the bath, offering both style and functionality, the home also has gas central heating.

This flat is sold with a long lease remaining, providing peace of mind for prospective buyers. With its prime location, spacious layout, and high-quality finishes, this apartment is an exceptional opportunity for those seeking a stylish home in one of Hove's most desirable neighbourhoods.

Location

This property is situated in an enviable location of St. Aubyns which leads from Hove seafront. Ideally positioned for all that Brighton and Hove has to offer, it is within Old Hove conservation area which preserves the period elegance and charm of this exceptional location. This area reflects the status of wealthier Victorians and the properties here are varied in design but all are grand buildings with opulent and ornate architecture, elegant proportions with intricate detailing; they were built to be admired.

There is an extensive selection of café's, shops, bars and restaurants in nearby Church Road, George Street and Blatchington Road as well as a more comprehensive range of shopping facilities in Brighton city centre. For the commuters, Hove mainline railway station is approximately 0.8 miles in distance and offers a direct link to London Victoria, regular bus services are on the door step providing easy travel across the city and nearby towns and villages. Hove seafront is at the bottom of this road, where you will find Hove's newest beach-park development. This inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped gardens, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as tennis courts. The Rockwater and Babble hospitality venues are also located here. The King Alfred Leisure centre is also nearby where you will also find the renowned Marrocco's on King's Esplanade that has handmade Italian ice-cream, perfect for hot summer days.

Additional Information

EPC rating: D

Internal measurement: 61.4 Square metres / 660 Square feet

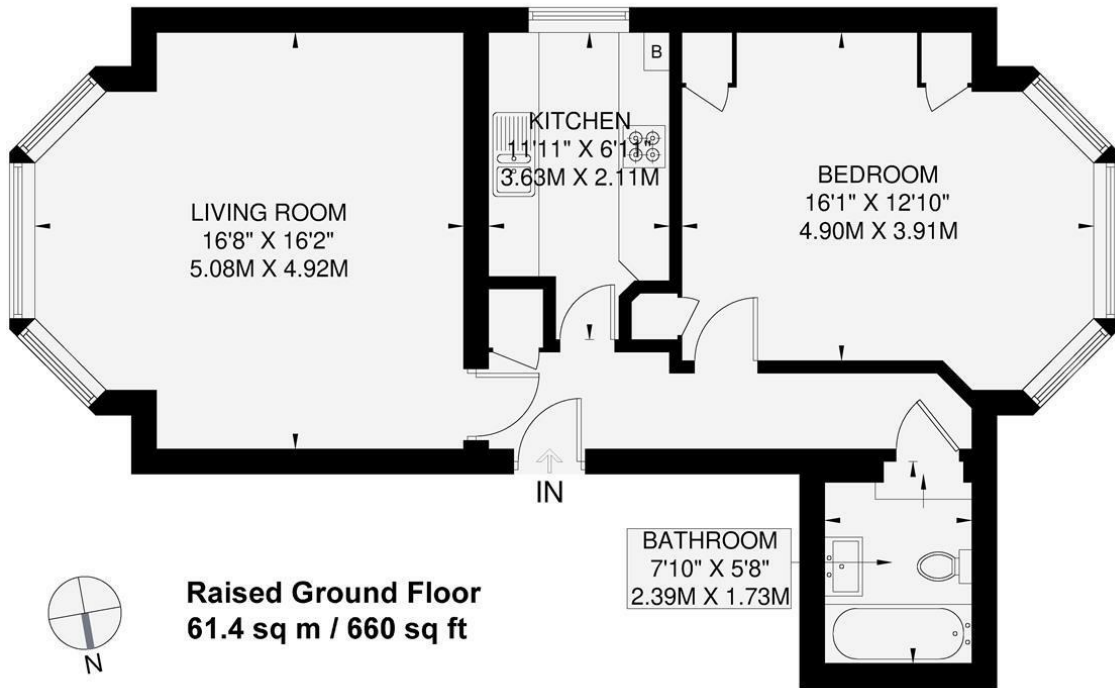
Tenure: Leasehold, 122 years remaining

Maintenance charge: £1,624.08 per annum (Including £60 Ground rent)

Council tax band: B

Parking zone: N

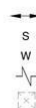
Approximate Gross Internal Area
61.4 sq m / 660 sq ft
Including Limited Use Area Of
0.7 sq m / 7 sq ft



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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

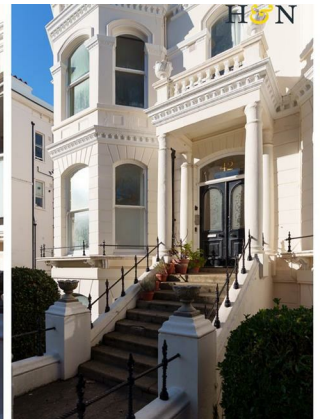
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Measuring Points
Storage Cupboard
Fitted Wardrobes
Garden Shortened for Display
Skylight



Ceiling Height
Hot Water Tank
Integrated Fridge / Freezer
Head Height Below 1.5m
Boiler



VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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