

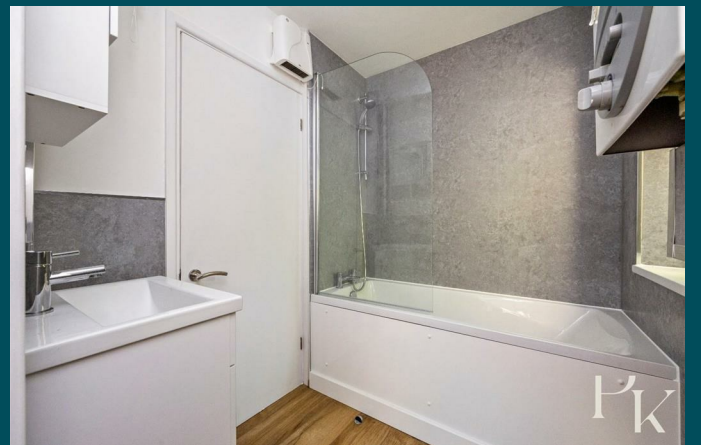


62 St. Aubyns
Hove, BN3 2TE

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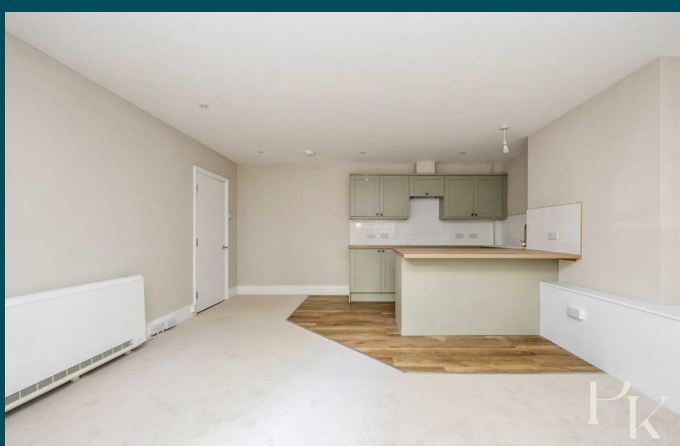
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62 St. Aubyns

Hove, BN3 2TE

Guide price £400,000 - £425,000

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A beautifully refurbished two-bedroom lower ground floor apartment, ideally positioned on the ever-popular St Aubyns, just moments from Hove seafront, Hove Lawns and the vibrant café culture of Church Road. Offered to the market with no onward chain, this stylish home combines generous accommodation with contemporary finishes and the rare benefit of a private north-easterly facing garden.

Having been recently refurbished both inside and out, the apartment is presented in excellent decorative order throughout. At its heart is an impressive open-plan kitchen, dining and living space extending to over 18ft, creating a bright and sociable room ideal for both everyday living and entertaining. The modern fitted kitchen is thoughtfully designed with ample worktop space, while the large bay window allows plenty of natural light to fill the room.

Both bedrooms are well-proportioned doubles, providing comfortable and versatile accommodation. Complementing the layout are a beautifully appointed bathroom and a separate contemporary shower room, an increasingly sought-after feature that makes busy mornings and visiting guests effortlessly accommodated.

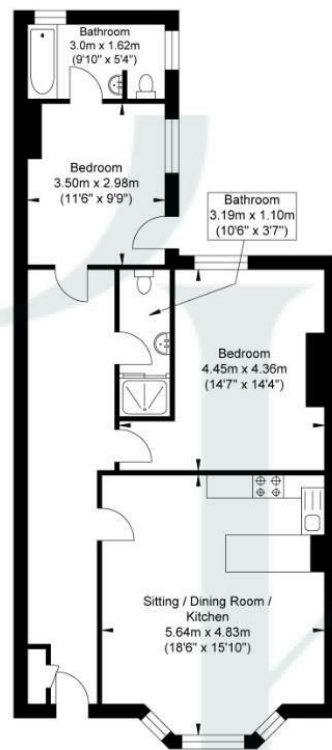
To the rear, the private west facing garden provides an attractive outdoor retreat, offering a combination of patio and planted areas, perfect for enjoying a morning coffee or relaxing during the warmer months.

St Aubyns is regarded as one of Hove's most desirable addresses, perfectly placed between the seafront and Church Road's excellent selection of independent shops, cafés, restaurants and bars. Hove Station is within walking distance, providing direct services to London, while excellent local bus routes make travelling across the city effortless.

With approximately 841 sq ft of beautifully presented accommodation, two bathrooms, a private garden and no onward chain, this is a superb apartment in one of Hove's finest locations.



St Aubyns



Lower Ground Floor
Approximate Floor Area
841.09 sq ft
(78.14 sq m)



Approximate Gross Internal Area = 78.14 sq m / 841.09 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	
	79
	55

England & Wales 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

Pearson
Keehan