



TRUEMANS

St. Aubyns Road, Portslade, BN41 1AB

*** Guide Price £265,000 - £275,000***

TRUEMANS - "Video Tour Available, Please Contact Us" A Stylish three bedroom first floor apartment, situated on the first floor of this modern block of apartments, having a large south facing balcony. Engineered oak floors, crisp white walls and far-reaching views combine with a spacious living room, modern fitted kitchen and three generously proportioned bedrooms to create a highly stylish and versatile home.

Just around the corner from your door Boundary Road offers a wide variety of shops, bars and cafes and down on the waterfront there's a recently opened Small Batch Roastery and Espresso Bar. Regular bus services travel into the bustling café culture of Hove's Church Road and the centre of Brighton, and nearby Portslade mainline train station offers convenient commuter routes to London.

The West Lawns are within easy reach along with the green open spaces of Vale Park, while Wish Park with its ever popular café offering locally sourced produce, homemade cakes and roasted coffee is within walking distance.

Hove Lagoon offers water sports for all ages along with the ever popular Big Beach Café with its locally sourced produce and classically trained chef.

Local schools include St Peter's Community Infant and Nursery School, Deepdene School, Benfield Primary School and St Mary's Catholic Primary School.

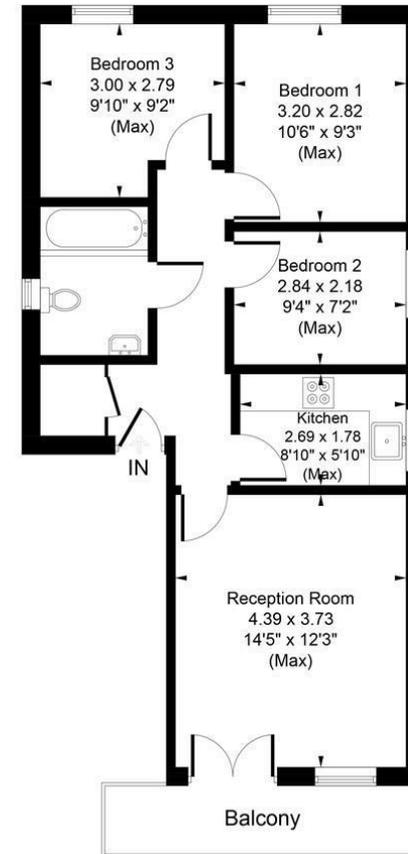


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	77	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	81	83

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Approximate Gross Internal Area = 60 sq m / 646 sq ft



First Floor

This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mid-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. for Trumans

Further Information

Council Tax: Band A

www.truemansestateagents.co.uk

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201 Church Road, Hove, East Sussex, BN3 2AH

Tel: 01273 099996

Email: sales@truemansestateagents.co.uk