



St. Aubyns

BN3 2TL

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Stylish Seaside Living, In St. Aubyns...

Welcome to this beautifully presented two-bedroom, two-bathroom lower ground floor apartment on St. Aubyns. Boasting an excellent and elegant feel, this home effortlessly combines stylish modern design with a warm and inviting atmosphere...

As you step inside, you're greeted by a spacious and naturally lit living room. The generous layout is perfect for both relaxing and entertaining, offering a versatile space to suit your lifestyle.

The semi open-plan kitchen, complete with a breakfast bar divide, is a real standout feature. It's modern, well-equipped and thoughtfully designed. Within the living room there is also ample room for a dining table without compromising the sense of space!

The hallway leads to two double bedrooms and two bathrooms. The second bedroom is generously sized and boasts direct access to a charming courtyard garden - a rare gem in Hove! The main bathroom is in excellent condition, offering practicality and style...

Tucked away at the rear is the principal bedroom, a contemporary and cosy retreat with the added luxury of an en-suite shower room.

The property also benefits from a converted old coal store, now a handy utility and storage area, ensuring every inch of space is maximised.

Situated in central Hove, just moments from the seafront, this turnkey property is ideal for those seeking a modern, move-in-ready home in a prime location...

➤ *Guide Price* £500,000 - £525,000

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2



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There is a charming courtyard garden - a rare gem in Hove.



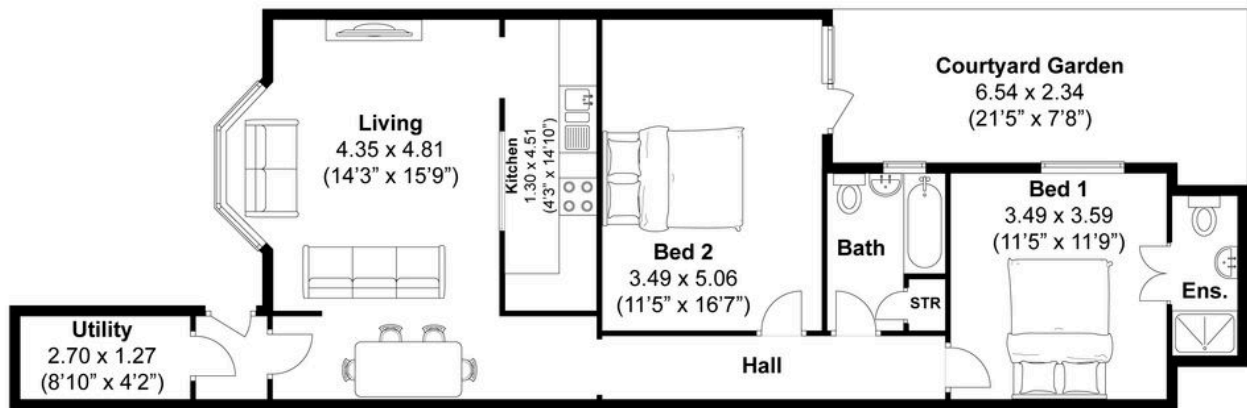
TOTAL FLOOR AREA:

1061.3 sq. ft. (98.6 sq. m.) approx
(including courtyard)

St Aubyns, Hove

Approximately 83.3 sqm (897 sqft) - Excluding Courtyard Garden
Approximately 98.6 sqm (1061.3 sqft) - Including Courtyard Garden

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Exceptional service

We love doing what we do, so it's always done with honesty, energy, and a smile. From marketing to moving, our team is here to guide you, step-by-step, through the process of selling your home. We'll always give you honest opinions and share our local market expertise so that you'll know where you stand at every point of the journey.

Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no faff to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

And never forget, we're here for you at any time.

Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

Mishons & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.



Whatever you're looking for...
We'll help you find it.

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Saturday: 9 am - 4 pm

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