



*St Aubyns*  
Hove, BN3 2TD

mishons



# A brilliant apartment in a brilliant location in Central Hove...

Set on St Aubyns, moments from the seafront, this one bedroom apartment is a fantastic Hove apartment, ideal for a first time buyer, young couple or a perfect lock up and leave.

The flat immediately impresses with its high ceilings, period detailing and natural sense of flow, creating a space that feels both charming and easy to live in. As you enter, a separate galley kitchen sits straight ahead, flooded with natural light and offering generous worktop and surface space. Practical, bright and well laid out.

The main living space is a real highlight. With three large bay windows, it is bathed in light throughout the day, particularly in the mornings, and comfortably accommodates a distinct lounge, dining and home office zone, underlining just how generous the room is. From here, there is access to a balcony, adding a lovely coastal feel to the space. A mezzanine level above the kitchen provides excellent additional storage or a handy spot for an occasional guest.

To the rear of the apartment, the double bedroom is quietly positioned and very well proportioned, also benefiting from its own mezzanine storage. The bathroom is in good order and ready to enjoy from day one.

A rare bonus for this part of town, the property comes with private parking, available on a first come first served basis - adding genuine day to day convenience.

Location wise, it is hard to beat. You are less than a minute from the seafront, with Church Road at the top of the road offering independent shops, cafés, restaurants and excellent transport links. A brilliant apartment in a genuinely first class Hove setting.

GUIDE PRICE £375,000 - £400,000

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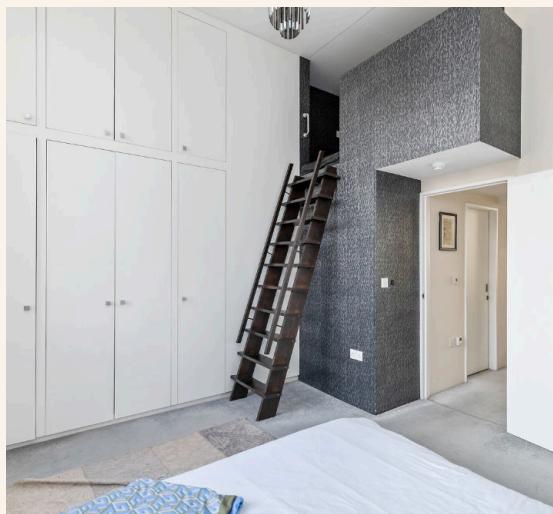
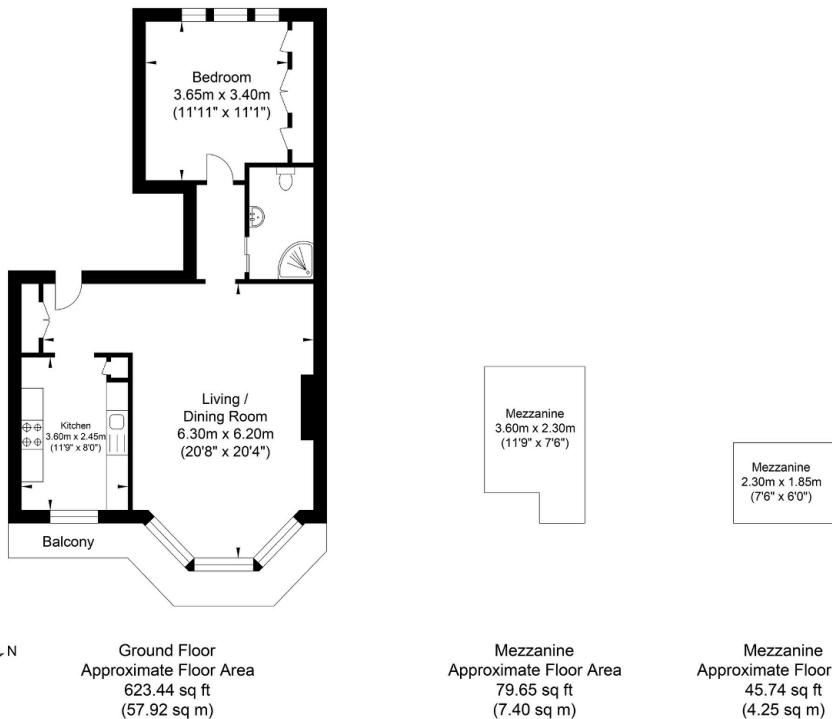


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**TOTAL FLOOR AREA:**  
623.44 sq. ft. (57.92 sq. m.) approx

## St Aubyns, Hove





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✉ sales@mishons.com

📞 01273 77 88 77

94 Church Road, Hove, BN3 2EB

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