



**FLAT 7, 31 ST AUBYNS**  
**HOVE, BN3 2TH**

**£1,250 PER MONTH**

Available Now! Fantastic split level apartment moments from Hove seafront. This superb property has recently undergone refurbishment, benefitting from bright and spacious accommodation comprising; large living room with high ceilings, kitchen with appliances, modern bathroom and double bedroom.

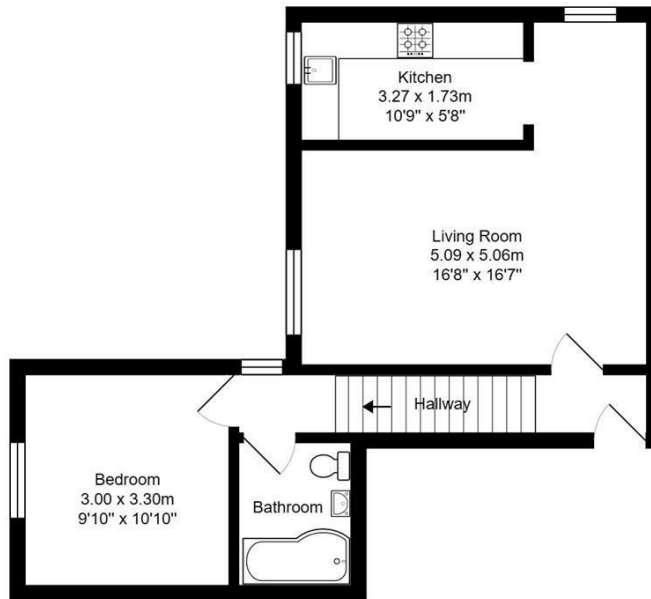
This extremely sought after location has it all, with popular local shops, cafes and restaurants close by along with Hove seafront at the bottom of the road. Hove mainline station offers regular and direct links to London.

**Nicholas  
James**

SALES LETTINGS AUCTIONS







St Aubyns

Total Area: 45.2 m<sup>2</sup> ... 486 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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