



66 ST. AUBYNS

HOVE, BN3 2TE

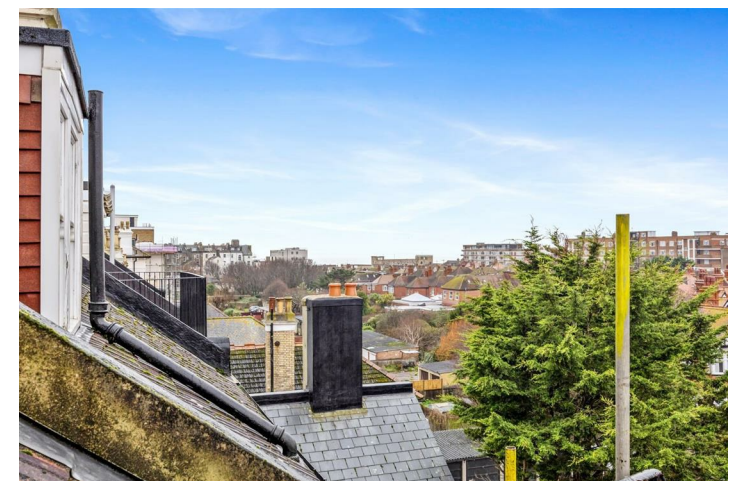
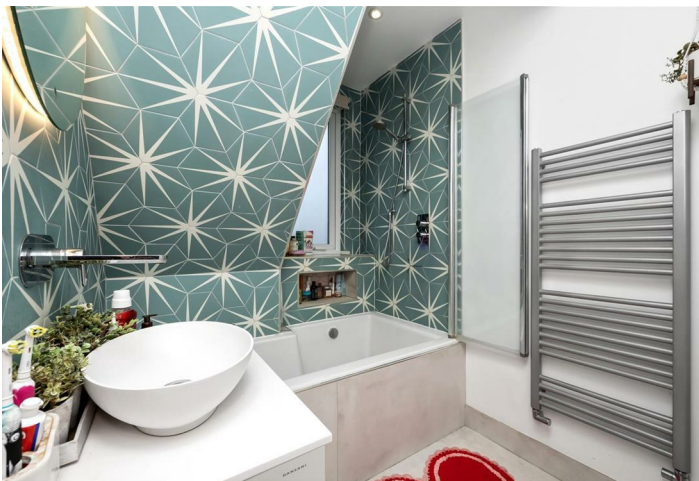
£269,000
LEASEHOLD

Fantastic top floor balcony apartment in a coveted location, moments from Hove seafront. This smartly presented St Aubyns property benefits from good sized rooms, great layout and plenty of natural light, all combining to create a real sense of space throughout. The accommodation comprises double bedroom, modern bathroom, west facing kitchen and living room. A particular highlight of the property is the west facing balcony off the living room, offering far reaching views across Sussex and down to the sea.

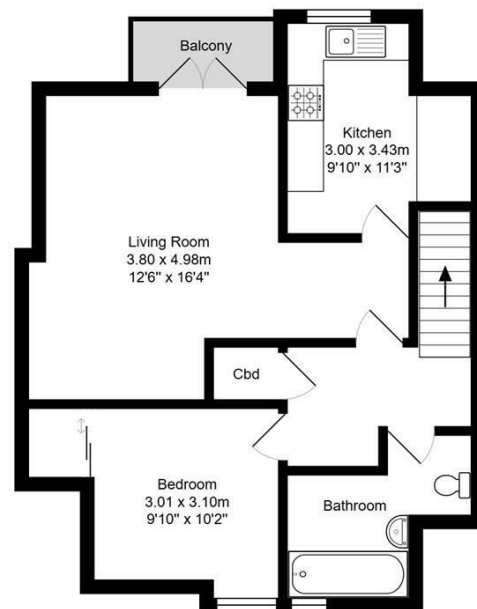
As well as being in touching distance of Hove seafront, you'll find Church Road's popular cafes, shops and restaurants a few minute's walk away. Hove mainline station is within easy reach with regular and direct links to London and the property falls within Zone N parking zone.

**Nicholas
James**

SALES LETTINGS AUCTIONS







St Aubyns, Hove, BN3 2TE
Total Area: 51.8 m² ... 557 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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SALES LETTINGS AUCTIONS