



27b, Goldstone Villas, Hove, BN3 3RT

Spencer
& Leigh

27b, Goldstone Villas,
Hove, BN3 3RT

£1,650 Per Month -

- Spacious converted apartment
- Two double bedrooms
- Private courtyard garden
- Good size bay fronted lounge
- Fitted kitchen with appliances
- Bathroom suite & separate WC
- Private street entrance
- Available mid November, unfurnished
- Sought after location
- Viewing recommended

This fantastic two bedroom apartment not only boasts a private courtyard garden along with it's own street entrance, but has the added benefit of being only a stones throw away from Hove Station. Offered to let on an unfurnished basis and available from mid November, the well presented accommodation features a good size bay fronted lounge, a fitted kitchen with integrated appliances, a white bathroom suite and a useful separate cloakroom. Both of the bedrooms are doubles and have fitted wardrobe space. Benefits include gas fired central heating and a convenient gated passage to the rear of the courtyard garden. Many amenities along with popular bars and cafes can be easily accessed nearby. Viewing is highly recommended.

COUNCIL TAX BAND B.

EPC RATING - D



Goldstone Villas is within easy walking distance of Hove's Mainline Train Station and Church Road with all its amenities including bus stops serving the rest of the city. Road networks in and out of Brighton & Hove are easily accessible. Also close by is Sussex County Cricket Ground and the popular St Ann's Well Gardens.



Entrance
16'9 x 8'2

Kitchen
16'6 x 4'11

Living Room
19'3 x 13'4

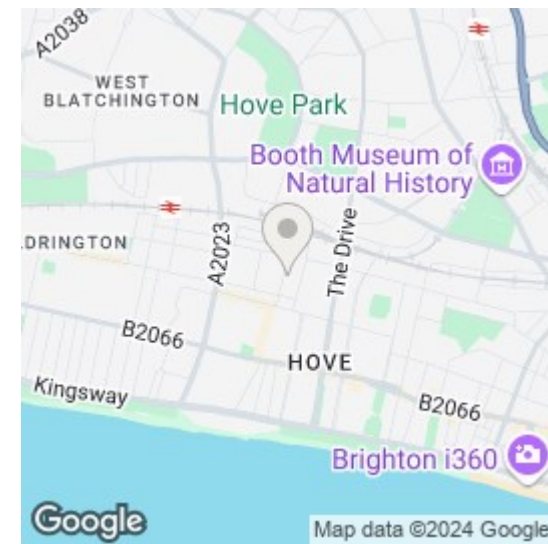
Bedroom
16'2 x 11'10

Bedroom
15' x 11'4

Bathroom

Cloak Room

Courtyard Garden



Council:- Brighton & Hove
Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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TOTAL APPROX. FLOOR AREA 81.7 SQ.M. (880 SQ.FT.)
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