

Goldstone Crescent, Hove, BN3 6BE

Approximate Gross Internal Area = 130.8 sq m / 1408 sq ft
Garage = 14.8 sq m / 159 sq ft
Total = 145.6 sq m / 1567 sq ft

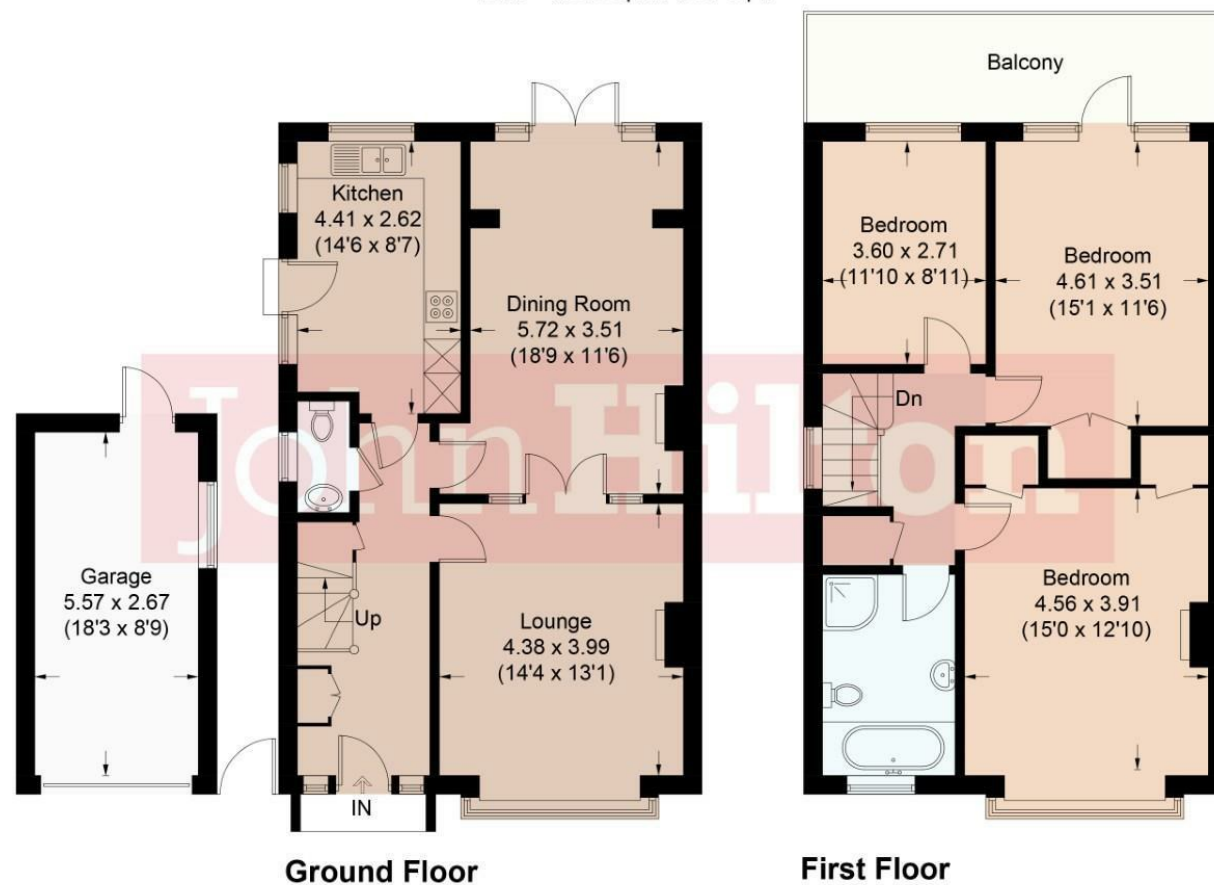


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 1408.00 sq ft

54 Goldstone Crescent, Hove, BN3 6BE

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£775,000 Freehold



54 Goldstone Crescent Hove, BN3 6BE

Approach

Front garden laid to lawn with mature shrubs, trees and perennials including daffodils and bluebells. Tandem driveway for two vehicles leading to garage, and covered entrance with composite front door in Art Deco style.

Entrance Hall

Exposed timber floorboards, built-in original Art Deco storage cupboard for coats, stairs ascend to first floor landing with storage cupboard under housing electric meter and consumer unit, radiator and glazed timber-framed doors into lounge, dining room, kitchen and:

Ground Floor Cloakroom

Obscure double glazed window to side, low-level WC, wash hand basin set into storage unit, radiator, inset downlights, vinyl floor.

Lounge

4.38m x 3.99m (14'4" x 13'1")
Double glazed box bay window overlooking front garden with radiator and fitted roller blinds, original Art Deco fireplace with inset real flame gas fire, coved ceiling, obscure leaded glazed French doors with full-height side panels opening into:

Dining Room

5.72m x 3.51m (18'9" x 11'6")
Original Art Deco fireplace with inset real flame gas fire, two radiators, picture rail, exposed timber floorboards, opening through to fully glazed sun area which has French doors with full-height side panel windows opening onto rear patio and fitted rollerblinds.

Kitchen

4.41m x 2.62m (14'5" x 8'7")
Dual aspect with double glazed window overlooking rear garden, obscure double glazed window to side, and obscure double glazed door opening onto rear patio with further window to side with fitted roller blind. Modern fitted kitchen comprising a range of matching base and wall units in high-gloss with sleek handles and under cabinet plinth LED lights. Work surface with under-counter one-and-a-half bowl stainless steel sink with mixer tap and drainer carved into work surface, four-ring gas hob with glass splashback and concealed extractor, deep pan drawers with inner drawers and soft closers, eye-level double oven, space and plumbing for American-style fridge-freezer, integrated dishwasher and integrated washing machine, directional spotlights on track and vinyl floor.

First Floor Landing

Feature stepped double glazed Deco windows to side, built-in cupboard with shelving housing combination boiler, picture rail, hatch offering access into spacious loft.

Bathroom

Obscure double glazed window to front with fitted roller blinds, contemporary freestanding bath with mixer tap, hand-held shower attachment and part mosaic tiled splashback, wall-mounted wash basin with mosaic tiled splashback and wall-mounted mirror over, low-level WC, corner shower enclosure with thermostat shower, hand-held shower attachment on riser and fully tiled surround, heated towel rail, inset downlights and vinyl tiled floor.

Bedroom

4.56m x 3.91m (14'11" x 12'9")
Double glazed box bay window overlooking front garden with fitted roller blinds and radiator under, sink set onto cupboard unit with mirror and shelf over, picture rail, original Art Deco fireplace with cast iron inset, twin built-in cupboards - one with hanging space and one with shelving.

Bedroom

4.61m x 3.51m (15'1" x 11'6")
Double glazed door with twin double glazed windows either side opening onto west-facing balcony overlooking rear garden, radiator, wash hand basin set onto storage unit, wall-mounted mirror, picture rail and built-in double wardrobe with hanging and shelving.

Bedroom

3.60m x 2.71m (11'9" x 8'10")
Double glazed window with fixed scalloped pelmet overlooking balcony and rear garden, radiator under, picture rail and recessed bookshelf.

Rear Garden

Side return with timber gate offering access to front and outside tap. Low-level patio laid with Kandla Grey Indian Sandstone paving, with raised retainers housing mature bamboo and area for outside table and chairs. Tiered railway sleeper retained planters and steps with rendered walls, laid with Kandla Grey Indian Sandstone paving, ascending to gently sloping south-west-facing lawn area with soil borders and mature roses. Higher paved patio area (summer house not included in sale).

Garage

5.57m x 2.67m (18'3" x 8'9")
Up-and-over door, window to side and door to rear, power, lighting and water taps.



- Desirable Hove Park Location
- Bay-Fronted & Semi-Detached
- 1930s Art Deco Style
- Three Double Bedrooms
- Two Reception Rooms
- Driveway for Two Vehicles
- Detached Garage
- South-West-Facing Rear Garden
- South-West-Facing Balcony
- Ground Floor Cloakroom

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

Council Tax
Band: **E**

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

JohnHilton