



3 Goldsmid Road

Hove, BN3 1QA

An immaculately presented, two bedroom, second floor apartment located at the popular Seven Dials close to Brighton mainline station offered for sale with a share of the freehold.

Offers In Excess Of £350,000

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Goldsmid Road lies in the heart of the popular Seven Dials where a variety of shops, bars, restaurants, deli's, cafes and other amenities are to be found. The bustling city centre and seafront are easily accessible as is Brighton mainline station which is in nearby Queens Road providing north bound commuters with links to London. Green open space can be found at nearby St Ann's Well Gardens with recreational facilities and schools catering for all age groups are well represented throughout the city.

Through a recently refurbished communal hallway stairs rise to the second floor with the flat's front door opening into the entrance hallway where you are immediately greeted with beautiful panelling and the high standard of recently completed renovations that are evident throughout. On trend modern neutral colour scheme using Farrow & Ball paints and dark wood-coloured floors continue through the entire space, while traditional features such as plaster cornice, tall skirtings and a feature fireplace have been restored to compliment the Victorian building with its high ceilings and sense of grand space.

Opposite the front door is the second double bedroom, currently being used as a work from home office although there is space for a desk in the hallway if use as a bedroom was preferred.

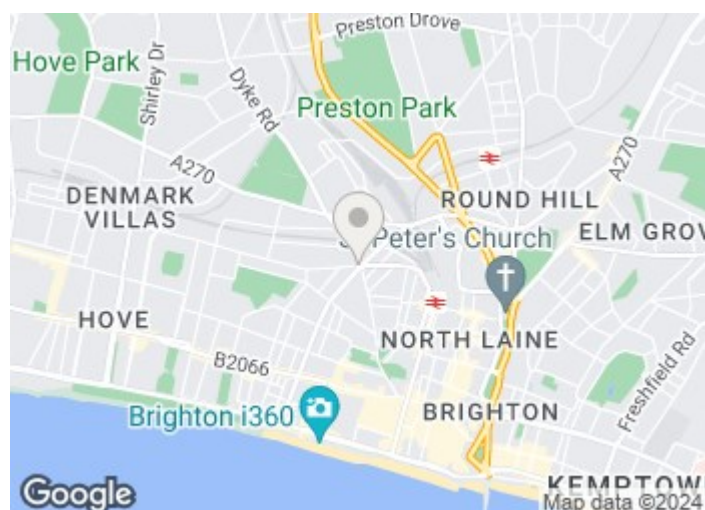
A key feature of the property is the 18'3 open plan kitchen/living room complete with working fireplace. A bespoke fitted bookcase and cupboards offer ample storage. South facing, large windows fill the space with light and give great views over the dials.

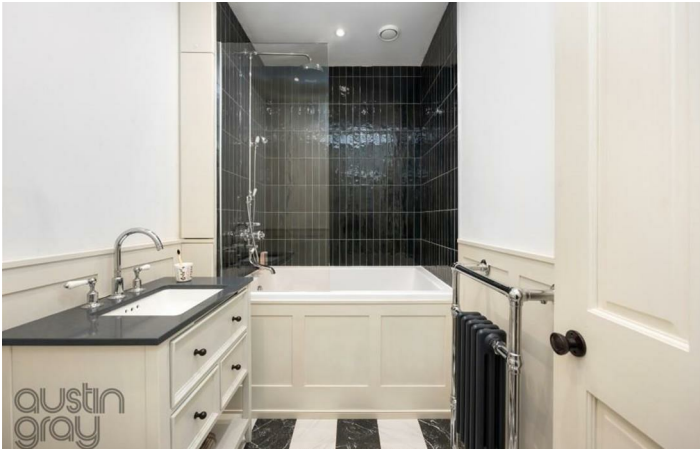
Beautifully designed, the newly fitted adjoining kitchen comes with high end features such as solid timber doors, quartz counter tops offering lots of working space, AEG integrated appliances and modern induction hob. There is plenty of storage within the built in units, additional walnut dresser, unique overhead storage shelving and hand crafted island.

The stunning bathroom has a deep soaking tub with a shower above, handmade vanity basin with drawer space and towel storage beneath and an electric traditional style towel radiator for heating.

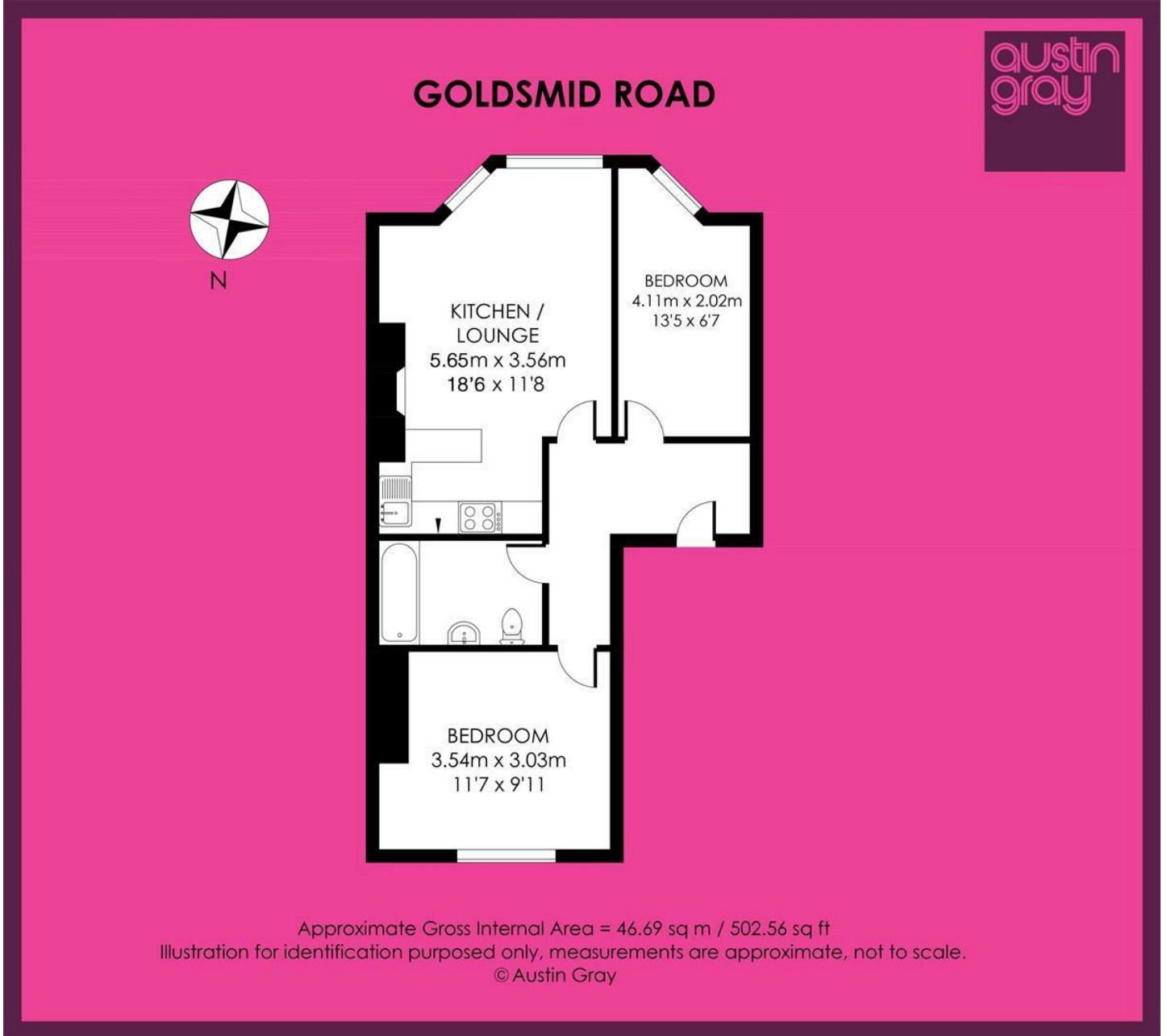
The light and spacious rear main bedroom comes with bespoke fitted wardrobes, housing the hot water and a washing machine cleverly hidden out of view. The entire apartment has individually zoned underfloor heating throughout, helping to keep control of the costs.

Lease 956 years remaining, maintenance £1440 pa





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Council Tax
Band: B**

Energy Efficiency Rating		Current	Potential
102-150	A		
81-101	B		80
69-80	C		
55-68	D	53	
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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