

SHARE OF FREEHOLD



Apartment (EPC Rating: B)

**SECOND FLOOR, 35 GOLDSTONE
CRESCENT, HOVE, BN3 6LR**

£625,000

**ASTON
VAUGHAN**
Sales and Lettings



2 Bedroom Apartment located in Hove

** £625,000-£650,000 **

** 50% sold - 6 units remaining! **

Newly built to sit sympathetically with neighbouring homes, the Goldstone Crescent apartment buildings bear decorative brickwork, quoin stones and gabled roofs, set back behind border walls and a neat brick drive. Looking out over the green and leafy environs of Hove Park, their location is prestigious and ideal for anyone looking to live the quintessential Hove lifestyle, close to the countryside, the city centre and the coast.

This generous two-bedroom, two-bathroom apartment sits elevated on the second floor of the northerly building, accessible by lift, benefitting from a glorious west facing balcony looking out over the treetops and lush green lawns of Hove Park towards the coast. Internally, the finish is immaculate and stylish with new oak parquet flooring in the main reception room, soft carpets in both bedrooms and streamlined cabinetry in both the kitchen and beautifully tiled bathrooms.

Open plan and filled with natural light, the living room and kitchen are the ideal size for entertaining in style or simply relaxing after a long working day or week. Sliding doors open to the balcony overlooking the park, offering the ideal spot for enjoying drinks or dinner alfresco as the sun sets over the trees. It is a lovely extension of the home with views that change with the seasons, forming a glorious backdrop to the room.

Within the contemporary kitchen, the appliances are integrated to include a wine chiller, dishwasher, washing machine, fridge freezer, fan oven and an induction hob. Slimline stone worktops also form a peninsula island breakfast bar, all softly lit by recessed LED spots.

Both bedrooms are double, but the principal room enjoys sliding doors opening to a Juliet balcony overlooking the garden to the east, allowing the morning sunshine and birdsong to gently wake you during the spring and summer. This room also boasts a chic marble brick tiled en suite shower room, while bedroom two has easy access to the main bathroom which has a rainfall shower over the bath. Bedroom two would also be ideal as a dressing room due to a

wall of built-in clothes and shoe storage, or as a guest bedroom or home office for those required to work from home on a daily or weekly basis.

Vendors' Comments:

"The location of these apartments is fantastic for both families and professionals due to the excellent school catchment and transport links. It feels wonderfully secure here, and really peaceful, yet the city with all its delights is just a short stroll away. Hove Park is also a joy throughout the year, hosting exercise groups, tennis courts and ample space for dog walks and for children to play."

Education:

Primary: Brunswick Primary, Westdene Primary, Bilingual School
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC
Private: Brighton College, Lancing College Prep.

Good to Know:

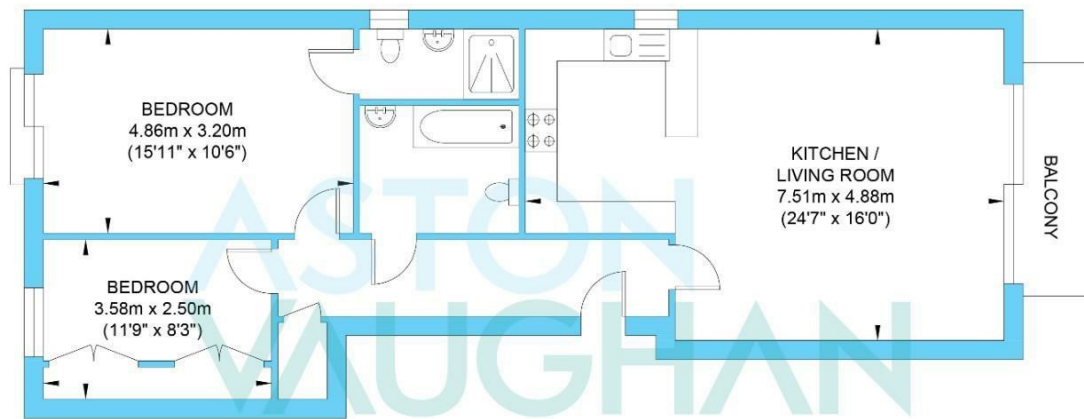
Exceptional and unique, these newly built apartments are situated in a popular area with lots of local amenities and green spaces on your doorstep – including the South Downs National Park which is just 10-minutes away by car. While they are peaceful and private inside, they sit in a central location remaining well-connected to the city by road, train or on foot, with the beach just 20-minutes' walk to the south. The local schools are amongst the best in the city with several highly acclaimed private schools also nearby, and the commute to London is less than an hour door to door from Hove Station. For families and



professionals alike looking to live in a bespoke and luxurious home in this cosmopolitan coastal city – these apartments need to be seen to be admired.



Goldstone Crescent



Second Floor
Approximate Floor Area
790.0 sq ft
(73.4 sq m)

Approximate Gross Internal Area = 73.4 sq m / 790.0 sq ft

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

Council Tax Band

B

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	
(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	

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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 are advised to recheck the measurements.