



## 5 Goldstone Court, Windsor Close, Hove BN3 6WS

Asking Price Of £260,000

- TWO DOUBLE BEDROOMS
- SEPARATE KITCHEN
- GOOD SIZE LIVING ROOM
- SHARE OF FREEHOLD
- UPVC DOUBLE GLAZED WINDOWS TO REAR
- GAS CENTRAL HEATING
- GARAGE
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this two double bedroom flat forming part of the second floor of this purpose built building. The property boasts a good size separate kitchen, separate living room and also benefits from a garage. Brought to market with a share in the freehold and no onward chain.

Bus routes operate locally making transport into the city centre easy. There are multiple shopping facilities, eateries and cafes within close proximity as well as the A27 slip road making commutes out of the city possible.

**ENTRANCE HALL** Cupboard housing storage with separate cupboard housing meters, intercom system.

**KITCHEN** Incorporating large bowl sink with mixer tap and drainer and tiled splashback, vinyl worksurfaces with cupboards below and matching eye level cupboards, space for appliances, 'Vaillant' gas fired combination boiler, UPVC dual aspect SW/SE windows.

**LIVING ROOM** UPVC double glazed bay window, radiators.

**BEDROOM** Radiator, UPVC double glazed window.

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**BATHROOM** Comprising panelled bath with shower unit over, vanity unit wash hand basin, heated towel rail, low level w.c, UPVC double glazed frosted window.

**OUTGOINGS** SHARE OF FREEHOLD

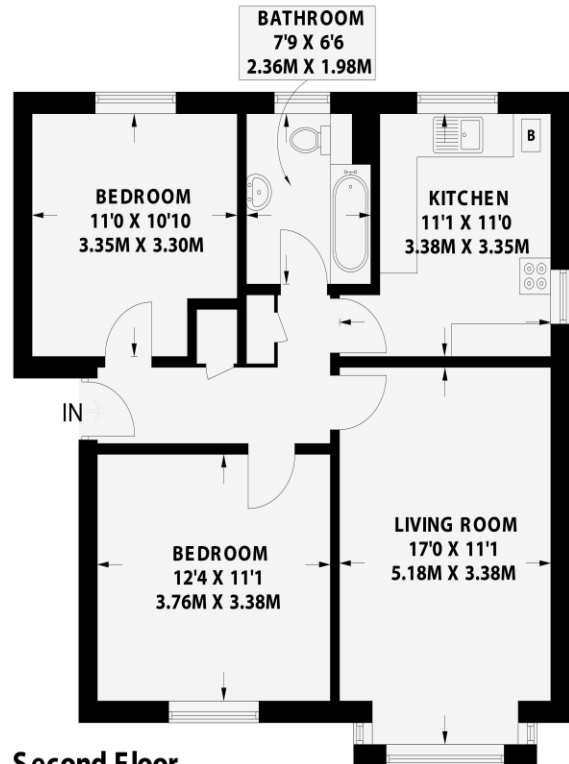
MAINTENANCE £100 pcm

Remainder of 999 year lease.

## GOLDSTONE COURT

HOVE

APPROXIMATE GROSS INTERNAL AREA  
691 sq ft / 64.2 sq m



**Second Floor**  
691 sq ft / 64.2 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- HH Head Height Below 1.5m
- MP Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- GS Garden Shortened for Display



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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