



## Flat 38 Park House

1 Goldstone Crescent, Hove BN3 6AN

Asking Price Of £325,000

- STUNNING ONE BEDROOM APARTMENT
- WEST FACING BALCONY
- SUPERB VIEWS OVERLOOKING HOVE PARK
- SECURE UNDERGROUND PARKING SPACE
- CLOSE TO HOVE STATION
- UNDERFLOOR HEATING
- NO ONWARD CHAIN
- COMMUNAL GARDENS

Whitlock and Heaps are delighted to bring to market this delightful one double bedroom apartment being immaculately presented throughout with underfloor heating in all rooms. The open plan kitchen/living room opens onto the South/West facing Balcony that overlooks Hove Park. The property has access to landscaped communal gardens and benefits from a gated underground parking space. Being sold with no onward chain. Situated in this desirable and convenient location opposite Hove Park and within walking distance of Hove mainline station. Hove seafront and local shops, cafes and restaurants are also within walking distance.

**ENTRANCE HALL** Fitted double cupboard with plumbing for washing machine, second cupboard housing the 'Glow Worm' gas fired boiler, underfloor heating.

**OPEN PLAN KITCHEN/LIVING ROOM** The modern kitchen incorporates, sink unit with mixer tap, adjacent worksurface with cupboards and drawers under, matching wall units, inset four ring gas hob with eye level oven and microwave, integrated fridge/freezer and dishwasher. Under floor heating, sliding door to:

**BALCONY** Overlooking Hove Park and being of a south/westerly aspect.

**BEDROOM** Fitted wardrobe, double glazed window, underfloor heating.

**BATHROOM** Modern suite comprising tiled panelled bath, separate walk in shower, wash hand basin, low level w.c., tiled walls and floor, underfloor heating.

#### OUTSIDE

**PARKING SPACE 17** Underground allocated parking space, gated and secure.

**COMMUNAL GARDENS** Access to landscaped, mature communal garden space.

#### OUTGOINGS

**Lease :** 126 years from and including 1 February 2013

**Current Ground Rent :** £ 150 per annum

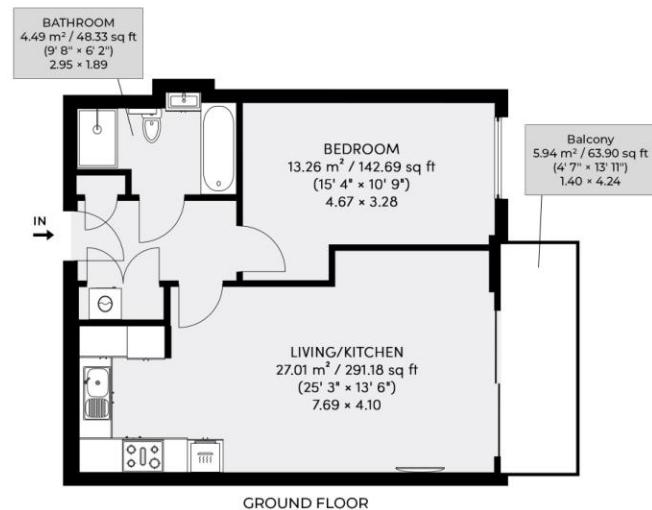
**Service charge for period 01 Apr 2025 to 31 Mar 2026 :**  
£ 2,129.39

**Reserve fund for period 01 Apr 25 to 31 Mar 26 :** £400.48

**Council Tax Band C (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).**

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

38 Park House, 1 Goldstone Crescent, BN3 6AN  
APPROXIMATE GROSS INTERNAL AREA: 56.3 sq m / 606 sq ft



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. Measurements are approximate.

**whitlock & heaps**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

65 Sackville Road, Hove BN3 3WE  
[sales@whitlockandheaps.co.uk](mailto:sales@whitlockandheaps.co.uk)  
01273 778577



**Disclaimer:** Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.