



## Goldstone Crescent, Hove

Price  
£315,000  
Leasehold

- TWO BEDROOM APARTMENT
- SPACIOUS LIVING/DINING AREA
- FIRST COME FIRST SERVE • NO ONWARD CHAIN PARKING
- IN NEED OF MODERNISATION
- LONG LEASE

Robert Luff & Co are delighted to bring to market this spacious two bedroom, top floor apartment situated opposite Hove Park. Gannet House is ideally situated in the prestigious Hove Park district. The location is highly convenient, with Hove mainline railway station within walking distance, catering to commuters. A short stroll south leads you into the vibrant heart of central Hove, where you'll find a plethora of independent shops, bars, and restaurants.

Accommodation offers; two bedrooms, living / dining room, separate kitchen, bathroom & separate WC. Other benefits include; no onward chain, West facing living room and off street parking.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

Kitchen 12'6 x 6'11 (3.81m x 2.11m)

Lounge/Diner 20'8 x 12'5 (6.30m x 3.78m)

Bedroom One 15 x 11'4 (4.57m x 3.45m)

Bedroom Two 8'8 x 8'2 (2.64m x 2.49m)

Bathroom

WC

First come first serve parking

### AGENTS NOTES

Service Charges: £932.14 payable every 6 months

Ground rent: Peppercorn

Lease: 999 years from 1970



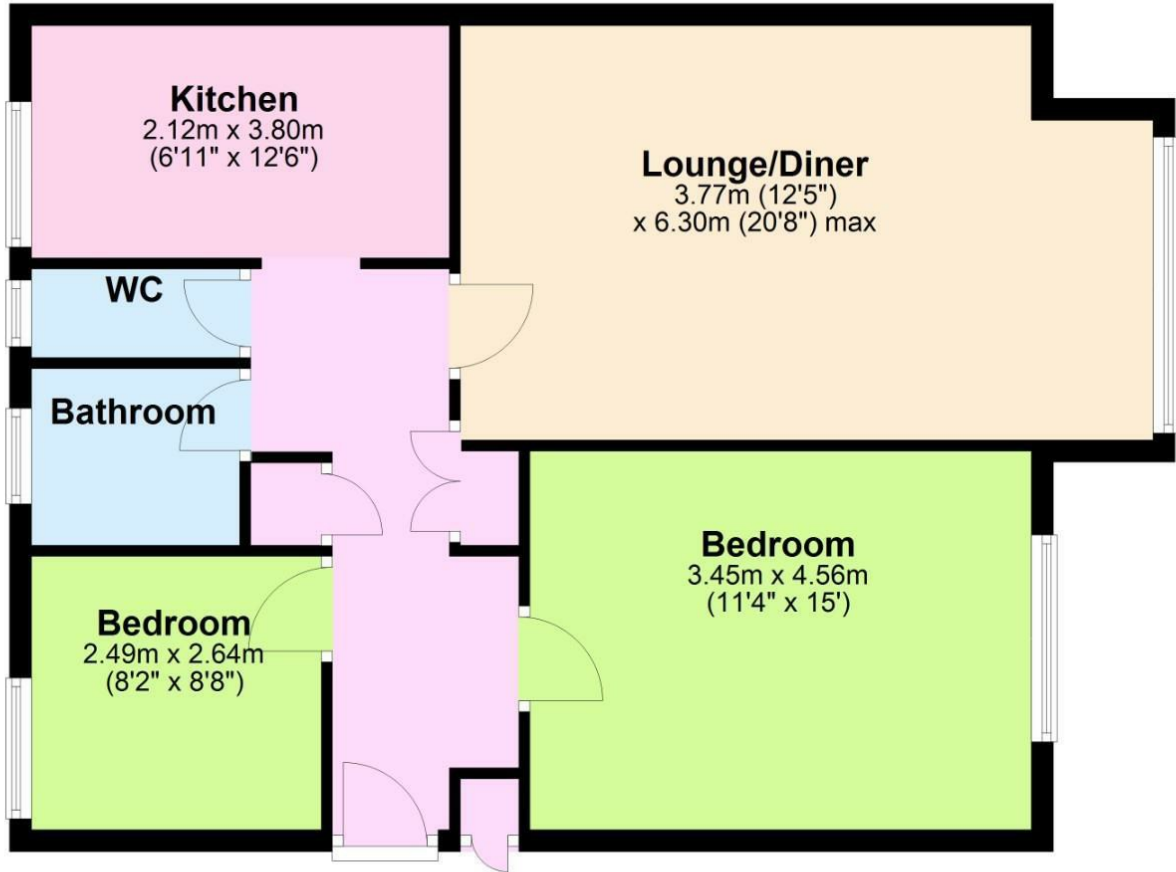
28 Blatchington Road, Hove, East Sussex, BN3 3YU

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## Floor Plan

Approx. 69.8 sq. metres (751.2 sq. feet)



Total area: approx. 69.8 sq. metres (751.2 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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