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Livingstone Road, Hove, BN3 3WP

£500,000 - £550,000

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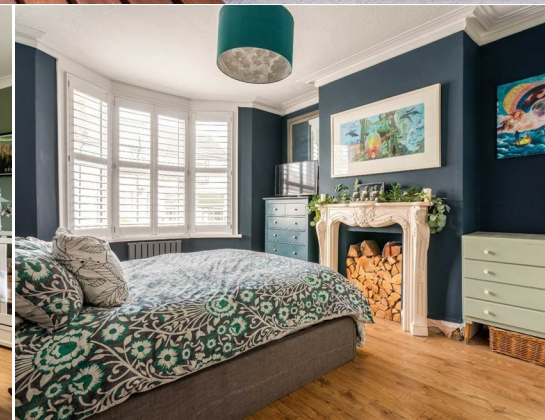
 2 Bedrooms

 2 Receptions

 1 Bathroom

Guide Price £500,000 - £550,000
A wonderful opportunity to buy this two bedroom maisonette with a south-facing garden and a covered patio. Fantastic living/dining space. Renovated in 2019.

- 2 Bedroom Maisonette
- Beautifully Renovated Throughout
- Large South Facing Garden
- Outdoor Covered Entertaining Space
- Popular Residential Area
- Easy Reach Of Local Amenities and Hove Train Station.





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📍 50 Goldstone Villas, Hove, BN3 3RS

☎ 01273 762222

✉ hello@hamlynsmith.co.uk

Hamlyn Smith are delighted to present this two-bedroom property on Livingstone Road, with fantastic indoor and outdoor spaces for relaxing or entertaining. Arranged over the ground floor and lower ground floor of this Victorian terrace, there are two alternative entrances to the property; a private entrance on the lower ground floor, or the entrance on the ground floor, via a communal hallway.

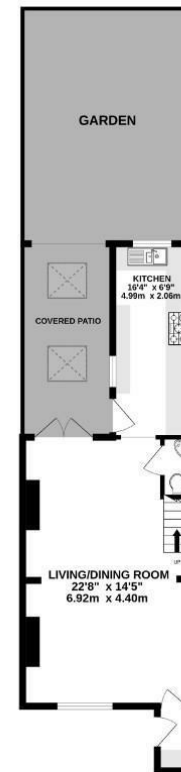
Arriving home via the private entrance, the door opens to a lobby where there is space for coats and shoes and where the washing machine is housed. From here you enter the living/dining room. This is a fantastic space, over six metres by four metres, with separate zones for relaxing and dining, and double doors onto the covered patio which has been cleverly designed with two large rooflights to provide a space that is shaded/sheltered, allowing for the outside to be enjoyed regardless of the weather. There is also a downstairs WC off the reception room, neatly tucked away under the stairs.

The property was renovated in 2019 by its current owners, including an extension to the kitchen, which is now a highly practical and stylish space, with white gloss units and a contemporary feel. There is a Neff fan oven and a second oven with grill, and the hob has five gas burners. In the kitchen units there is an emphasis on pull out larder drawers, maximising the storage space, and under the windows to the garden, the sink has a flexihose tap. There is space and plumbing for a fridge/freezer, space for a dishwasher and space for a tumble dryer. The Viessman boiler is hidden away in a wall unit and is still under warranty. There is a further door from the kitchen onto the covered patio and from here you can step out into the pretty south-facing garden, which has new fencing, a lawn and a path that leads to the end of the garden with a flower border.

Livingstone Road is a residential street of Victorian terraces, in Poet's Corner, Hove. The property is only a two minute walk from Hove Station, so absolutely perfect for anyone who uses the train regularly. Or you can pick up the No. 7 or No. 21 bus on Goldstone Villas. There is a strong community feel, which is enhanced by all the local shops and pubs. On Portland Road, Blatchington Road and on Goldstone Villas there is a wide choice of shops, cafés and bars. Families with young children are close to the popular Hove Junior School on Portland Road and the house is also in the catchment area for both Hove Park and Blatchington Mill secondary schools. There are three parks within easy reach - Hove Park to the north, St Ann's Well Gardens to the east and Stoneham Park just around the corner from Hove Junior school. George Street, which is Hove's high street, is five minutes away and there is also a Co-op and a Sainsbury's local on Portland Road, a Tesco Express on Denmark Villas and the large Tesco on Church Road.



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Livingstone Road, Hove



LOWER GROUND FLOOR
443 sq.ft. (41.1 sq.m) approx.



GROUND FLOOR
330 sq.ft. (30.7 sq.m) approx.

LIVINGSTONE ROAD

TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein are not been tested and no guarantee, as to their operability or efficiency can be given.

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