



hamlyn  
smith.

St. Aubyns, Hove, BN3 2TH

£550,000 - £575,000



# hamlyn smith.

 3 Bedrooms

 1 Reception

 2 Bathrooms

Guide Price £550,000 - £575,000

A beautifully renovated three-bedroom garden flat with exceptional features, located just off Hove seafront.

- A beautifully presented 3 bedroom apartment
- Private patio and communal garden
- Recently renovated to a high standard
- Located just off Hove Seafront
- Share Of Freehold









# hamlyn smith.

📍 50 Goldstone Villas, Hove, BN3 3RS

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This is a fantastic opportunity to own a stunning three-bedroom garden flat, thoughtfully refurbished to a high standard by its current owner.

At the heart of the home is a stylish open-plan living area and kitchen. The bespoke kitchen features sleek matt white cabinetry, complemented by elegant Corian stone worktops. A kitchen breakfast bar provides seating for two, creating a perfect spot for casual dining. High-quality appliances include a SMEG range cooker, Abode kitchen tap and integrated fridge/freezer, dishwasher and washing machine.

The living room is bathed in natural light, thanks to tri-fold doors that open onto a private patio. This outdoor space is ideal for alfresco dining or enjoying sunny mornings. Beyond the patio, you'll find the added benefit of a large east-facing communal garden, offering a tranquil retreat.

The principal bedroom, facing west, is light and airy, complete with a modern en-suite shower room. The second bedroom is generously sized and enjoys a south-facing sash window. Currently arranged as a dining room, the third bedroom offers versatility as a home office or a cozy single bedroom. The luxurious family bathroom has been beautifully updated, featuring a large walk-in shower, a roll-top bath, and underfloor heating for added comfort.

The home boasts engineered oak flooring throughout the main living areas, while the principal and second bedrooms are fitted with plush carpets.

Located in a prime position, the property is just over 10 minutes' walk from Hove station, offering fast rail services to London Victoria and along the South Coast. Regular buses on Church Road provide easy access to Churchill Square, while the nearby King Alfred Leisure Centre is a hub for recreation. For leisure, enjoy an ice cream from the renowned Marrocco's or a sundowner at Rockwater, all within a short stroll from the beach.

21E St. Aubyns, Hove, BN3 2TH



## Floor Plan

Floor area 99.4 m<sup>2</sup> (1,070 sq.ft.)

