



hamlyn  
smith.


Livingstone Road, Hove, BN3 3WP

£1,250 Per month

# hamlyn smith.

 1 Bedroom

 1 Reception

 1 Bathroom

A beautifully refurbished one-bedroom garden flat with its own private entrance and generous outdoor space, ideally located just moments from Hove station.

- One Bedroom Apartment
- Own Street Entrance
- Newly Refurbished
- Energy Rating - D
- Council Tax Band - A
- Parking Zone - N
- Garden
- Unfurnished
- Close to Hove Station





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📍 50 Goldstone Villas, Hove, BN3 3RS

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Located on the lower ground floor of a Victorian terrace on Livingstone Road, this newly refurbished flat offers a private entrance and a well-designed layout, ideal for comfortable modern living. The property has recently undergone a full renovation, including fresh decoration throughout and the installation of a brand-new kitchen and bathroom.

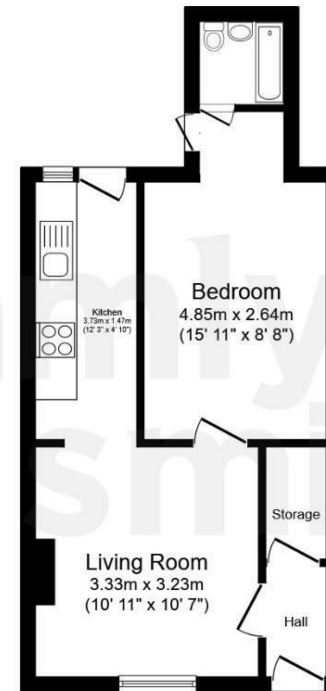
The contemporary kitchen features soft sage-green units and a range of integrated appliances, all newly fitted in 2025. These include an electric hob, electric fan oven and a dishwasher, with space for a washing machine or tumble dryer and a fridge.

The bathroom is finished to a high standard and includes a bath with an electric shower, providing both practicality and comfort.

One of the standout features of this property is the sunny rear garden, providing a private and peaceful outdoor space to relax, entertain, or enjoy al fresco dining

Situated in the popular Poet's Corner area, the flat is just a three-minute walk from Hove Station, making it ideal for commuters. Local bus routes, including the No. 7 and No. 21, run nearby, and there's a great choice of cafés, pubs and shops along Portland Road, Blatchington Road and Goldstone Villas.

For outdoor space, Hove Park, St Ann's Well Gardens and Stoneham Park are all close by. Everyday conveniences are well catered for with a Co-op and Sainsbury's Local nearby, as well as a Tesco Express on Denmark Villas, a larger Tesco on Church Road and Goldstone Retail Park, home to stores such as Lidl and TK Maxx.



## Floor Plan

Floor area 33.0 sq.m. (355 sq.ft.)

**Total floor area: 33.0 sq.m. (355 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

