





# 39 Goldstone Lane Hove

## East Sussex BN3 7BB

### Guide Price £600,000

Tranquility reigns at this bright and peaceful end-of-terrace three bedroom house,

Convenience and culture are to the fore, being only five minutes level walk from Hove Station/Hove Park & a plethora of different bus routes. Several schools are BHASVIC, Cottesmore, and the bilingual primary school.

For those who appreciate a vibrant 'coffee culture' then the residential location surrounding Goldstone Lane is particularly well catered for being within minutes

Hove Station to the east. It is within walking distance of the beach and the

This endearing house has been lovingly cared for, particularly when being completely and considerately refurbished nine years ago. Painted interiors are this

The enclosed rear garden is totally private with front garden having side views to Hove park. Single garage with electric light and power along with extensive stage space, front and back gardens

Hove Station to the east. It is within walking distance of the beach and the children's playground. The park is also home to the ancient "Goldstone," a large its sale in 1997), and Goldstone Pumping Station, which now houses the British

For sale by private treaty with no onward chain, viewing appointments are by confirmed prior appointment with the sole selling agent.

Local Authority:- Brighton & Hove City Council - Council Tax Band C



- Approximate internal measurement of 878 sq ft Favoured Hove residential location
- Private south/easterly facing rear garden with
   Gas fired central heating broad sun terrace and gated side access
- Double glazed external windows and doors
- Capacious roof void/attic with central ceiling height of 2.2 metres
- Expansive single garage with electric light and All mains services are appointed
- Level walking distance of local schools and
   No onward chain Immediately available amenities



 Sitting/Dining Room
 6.71 x 3.80 (22'0" x 12'5")

 Kitchen
 3.00 x 2.52 (9'10" x 8'3")

 Entrance Hall

 Bedroom 1
 3.86 x 3.28 (12'7" x 10'9")

 Bedroom 2
 3.28 x 2.84 (10'9" x 9'3")

 Bedroom 3
 2.65 x 2.63 (8'8" x 8'7")

 Garage
 5.11 x 3.14 (16'9" x 10'3")







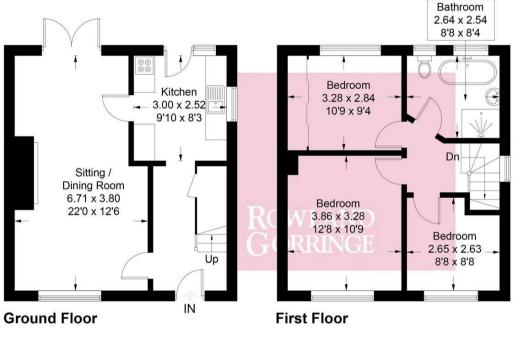


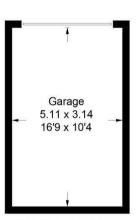


#### Goldstone Lane, Hove, BN3 7BB

Approximate Gross Internal Area = 81.6 sq m / 878 sq ft Garage = 16.1 sq m / 173 sq ft Total = 97.7 sq m / 1051 sq ft







(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2025

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.