



Goldstone Villas, Hove, BN3 3RS  
**£350,000 - £375,000 Guide**



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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002



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A superb split-level two-bedroom flat occupying the entire second (top) floor of this attractive period property, ideally located in central Hove just moments from Hove Station. The property offers bright and spacious accommodation throughout, and early internal viewing is highly recommended.





## Further Information

The accommodation includes a generous split-level hallway, currently arranged with a small study area, a spacious living room, modern fitted kitchen, bathroom, and two double bedrooms. The principal bedroom is particularly impressive, featuring two sash windows and a bright south-easterly aspect. The property is well presented throughout and benefits from attractive leafy views from both aspects.

Goldstone Villas is situated in this highly sought-after and central Hove location, just a short walk from Hove Station. The area has a friendly, residential feel while still being close to everything - Church Road, George Street and Blatchington Road are nearby, offering plenty of cafés, restaurants and local shops. The seafront is also within easy reach, making this a convenient spot for both commuters and anyone who enjoys having the best of Hove on their doorstep.

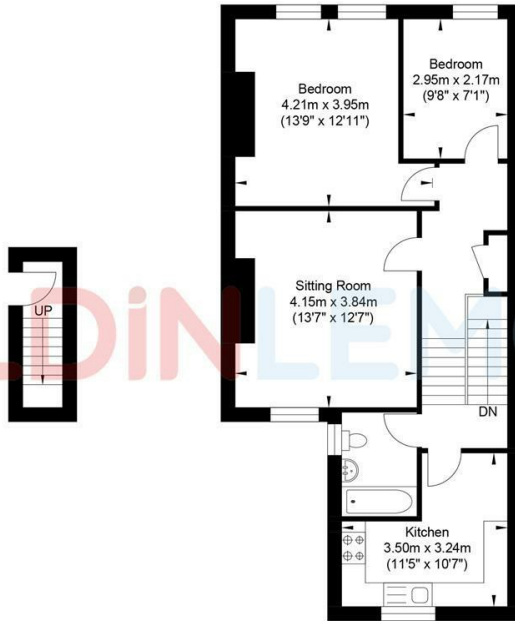


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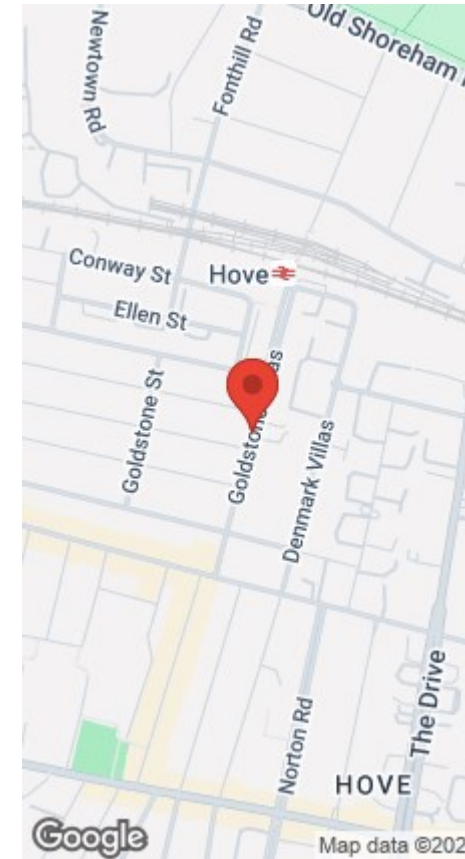
## Goldstone Villas



First Floor  
Approximate Floor Area  
27.87 sq ft  
(2.59 sq m)

Second Floor  
Approximate Floor Area  
665.74 sq ft  
(61.85 sq m)

Approximate Gross Internal Area = 64.44 sq m / 683.61 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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

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