



23 Goldstone Lane
Hove, BN3 7BB



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Offers in excess of £585,000

A truly charming three-bedroom family home, ideally situated in the ever-popular Hove Park area. Thoughtfully designed, the property also boasts a large double garage and benefits from being within walking distance of Hove Railway Station.

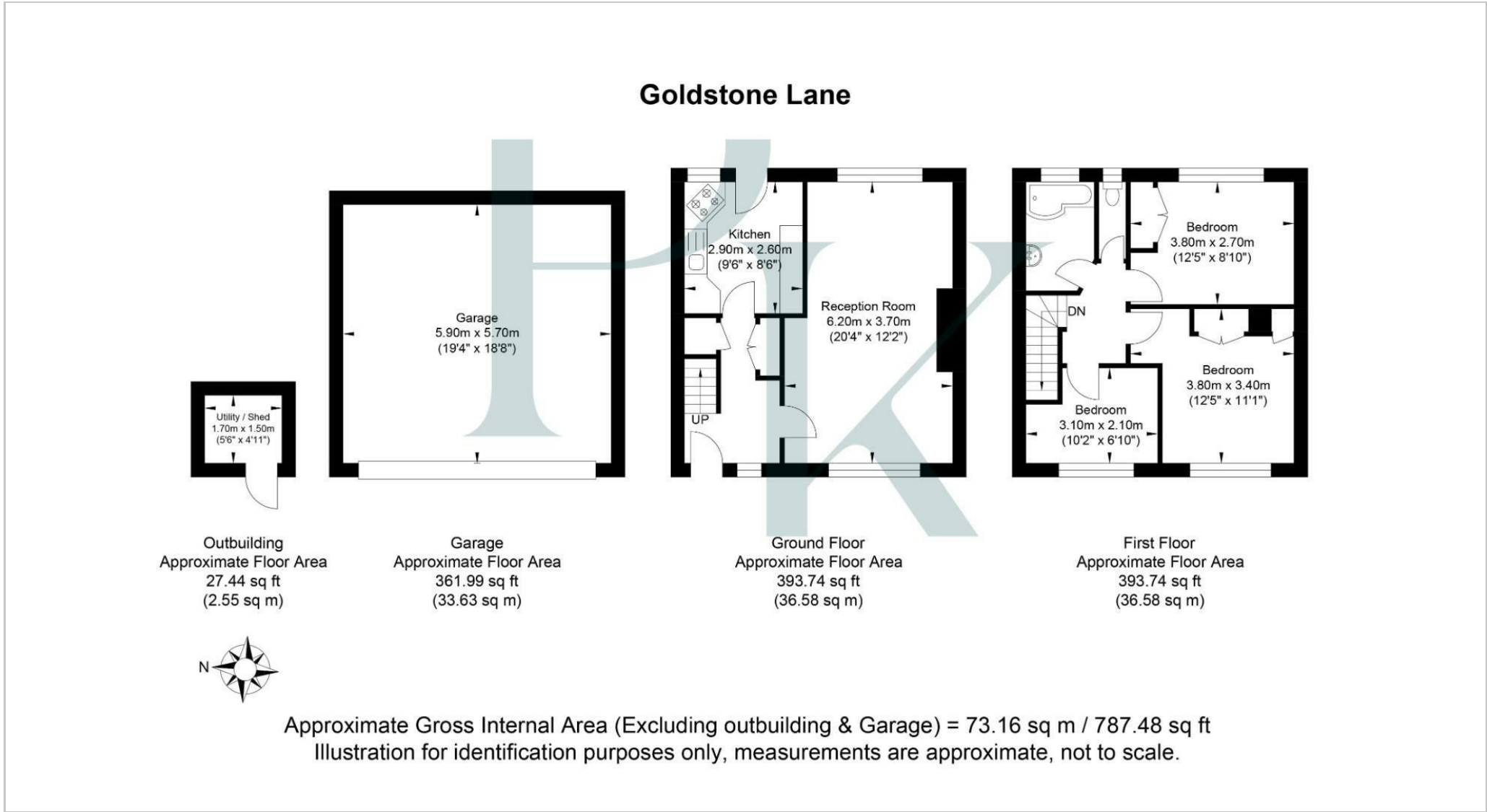
Upon entering, the ground floor offers a spacious dual-aspect reception room, flooded with natural light and providing a warm, welcoming living space. A separate kitchen is well-appointed with ample worktop and cupboard space, and offers direct access to the raised rear garden.

Upstairs, the first floor comprises three well-proportioned bedrooms, two of which feature fitted storage. Each room is tastefully decorated, creating comfortable and inviting spaces for rest and relaxation. A stylish, tiled family bathroom and a separate W/C complete the accommodation on this level.

Externally, the property enjoys both front and rear gardens, ideal for making the most of the sun throughout the day. The front west-facing garden is partly paved and partly laid to lawn, complemented by attractive planting and a pathway leading to the entrance. The paved section is perfect for al fresco dining and enjoying the evening sun. The rear garden has been beautifully landscaped to maximise light, featuring a raised decking area ideal for morning relaxation, alongside a lawned area, mature planted borders and a convenient utility room.

A large double garage with an electric door provides secure parking for multiple vehicles and also could be used as workspace or home gym.

The property is ideally located near the open green spaces of Hove Park, offering a wide range of outdoor and recreational activities. A selection of highly regarded local schools, shops, and amenities are all within easy reach, while Hove Railway Station is just a short walk away, providing excellent transport links to London and beyond.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Pearson
Keehan