



10a Goldsmid Road

BN3 1QA

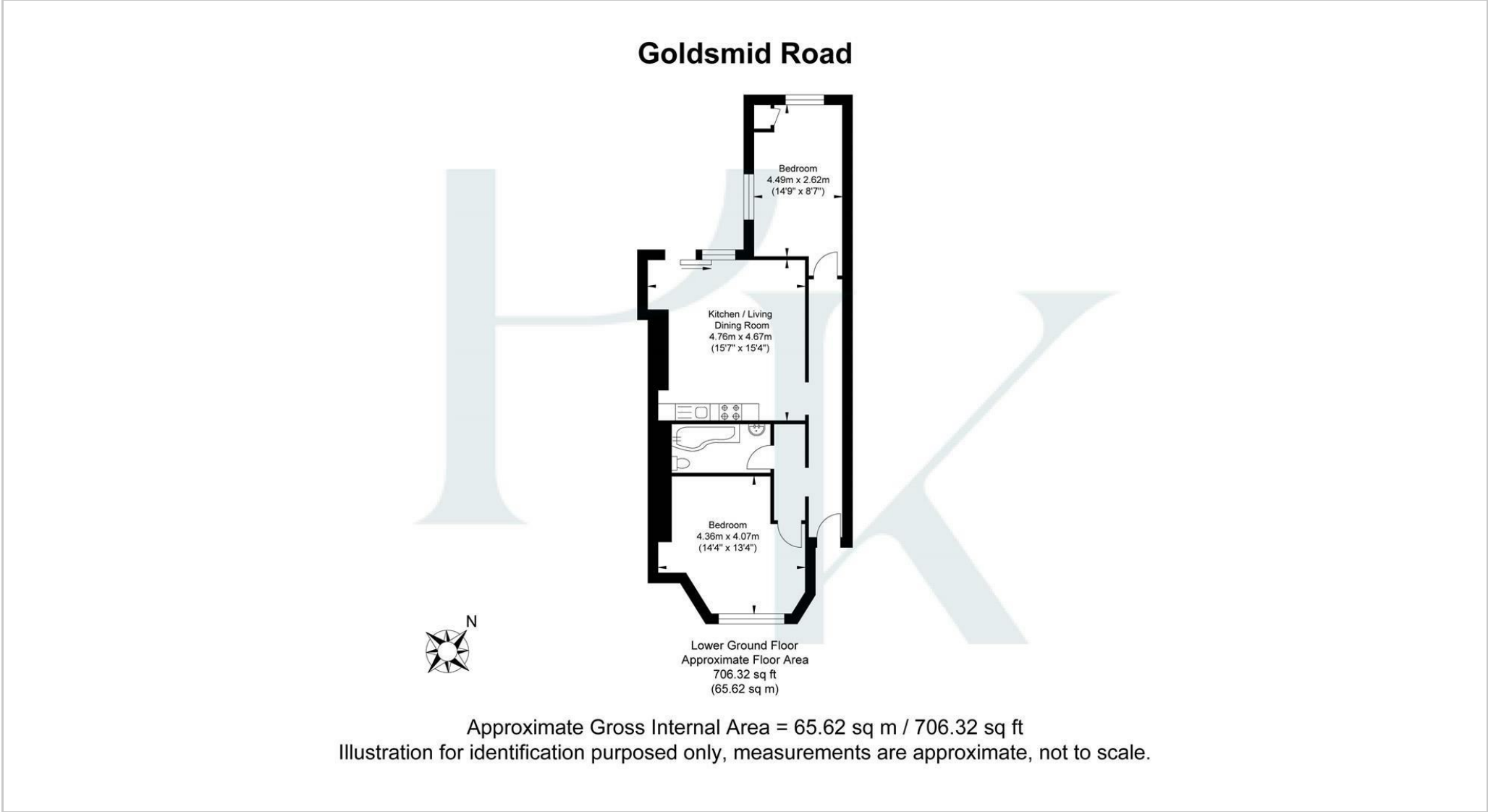
Offers in excess of £350,000

Set within an attractive period building on one of Hove's most sought-after residential streets, this beautifully presented two-bedroom lower ground floor apartment offers stylish accommodation, a private entrance, and a superb central location close to Seven Dials and Brighton Station.

The property is thoughtfully arranged with a generous open-plan kitchen/living/dining space creating the perfect heart of the home. The contemporary kitchen is fitted with sleek white units, vibrant tiled splashbacks, and ample space for dining and entertaining, while large doors open directly onto a private patio courtyard, bringing in plenty of natural light.

There are two well-proportioned double bedrooms, including a spacious principal room with attractive bay window and fitted storage, alongside a second bedroom ideal as a child's room, guest room, or home office. A modern family bathroom is finished to a high standard with contemporary tiling and fitted vanity storage. Further benefits include a private street entrance, excellent built-in storage, and a charming front patio garden area.

Goldsmid Road is ideally located just off the popular Seven Dials roundabout, known for its vibrant cafés, independent shops, and friendly community feel. Brighton Station is within easy walking distance, making this an excellent choice for commuters, while the seafront, city centre, and green open spaces of St Ann's Well Gardens are also close by.



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	80

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