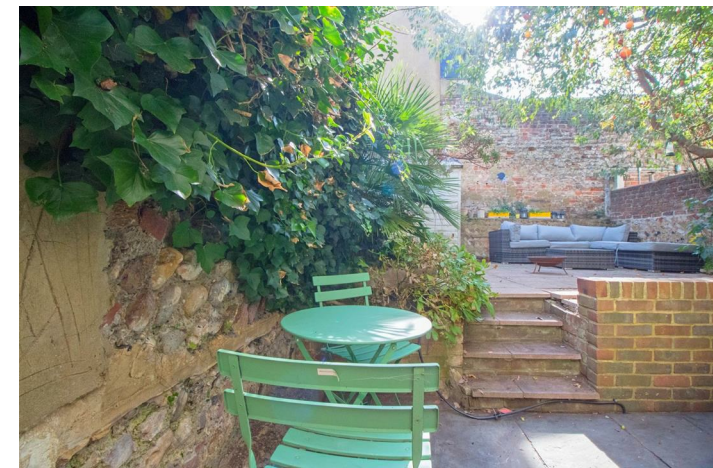




## 44A GOLDSTONE ROAD

HOVE, BN3 3RH

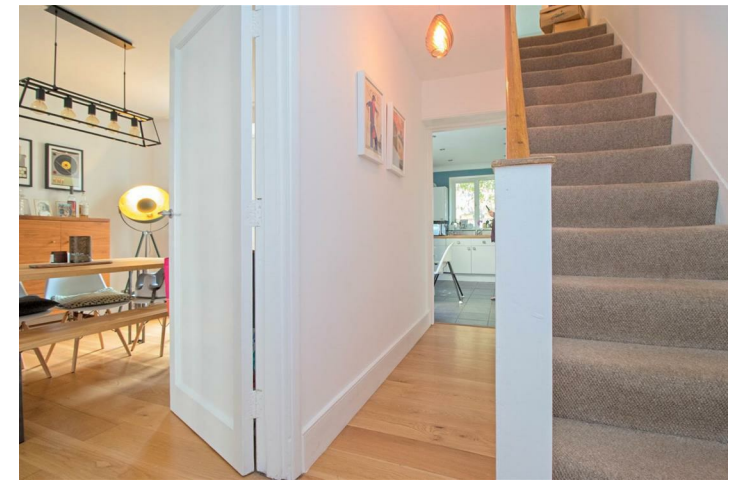
£2,100 PCM

A well presented two-bedroom maisonette with south facing rear garden. Split over the lower ground and ground floor, downstairs you will be greeted by the spacious bay fronted living/dining room flooded with plenty of natural light, a beautifully presented kitchen with integrated appliances and private south facing rear garden. Upstairs you will find two double bedrooms and statement four-piece bathroom suite with his and hers sinks. Further benefits include own street entrance, plenty of storage, gas central heating and fully double glazed throughout.

Located on Goldstone Road the property is perfectly positioned to enjoy all the City has to offer, being within walking distance to a range of local shops, cafes, and restaurants throughout Hove along with easy access to the seafront. Hove Mainline Station is just around the corner and offers regular and direct links to London.

**Nicholas  
James**

SALES LETTINGS AUCTIONS







44a Goldstone Road

Total Area: 101.1 m<sup>2</sup> ... 1088 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 71      | 79                         |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Lettings  
Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

01273 917915  
hello@nicholasjamesproperty.co.uk  
www.nicholasjamesproperty.co.uk

Nicholas  
James

SALES LETTINGS AUCTIONS