

## 56b Goldstone Road

Hove BN3 3RH

Asking Price Of £325,000  
Share of freehold

- BEAUTIFUL APARTMENT
- PRESENTED IN EXCELLENT ORDER
- DOUBLE BEDROOM
- MODERN BATHROOM
- CONTEMPORARY KITCHEN
- LIVING/DINING ROOM
- SOUTH FACING PATIO GARDEN
- SHARE OF FREEHOLD

An exceptional garden apartment, presented in truly immaculate order and finished to a high standard throughout, offering a superb blend of comfort, and contemporary styling.

The property is approached via its own private street entrance, creating an immediate sense of exclusivity and independence. Upon entry, you are welcomed into a beautifully appointed interior, where careful attention to detail and tasteful décor are evident in every room. The elegant living room provides a refined yet inviting space, ideal for both relaxation and entertaining, enhanced by generous proportions and a wonderful quality of natural light.

To the rear, a thoughtfully designed contemporary kitchen is fitted flowing seamlessly onto the private south facing rear garden. This outdoor space is undoubtedly a standout feature beautifully oriented to enjoy sunlight throughout the day, it offers a bright and secluded setting for al fresco dining, gardening, or simply unwinding.

The bedroom is quietly positioned and enjoys a charming outlook over the garden. The accommodation is completed by a stylish, modern bathroom, finished with high-quality fixtures and fittings.

Further benefits include a share of the freehold.

Ideally situated in a highly sought after location, the property lies within a short walk of Hove mainline station, providing excellent transport links, as well as the seafront. The surrounding area offers a vibrant and diverse selection of independent cafés, restaurants, and boutique shops, contributing to the area's strong lifestyle appeal.

## PRIVATE STREET ENTRANCE

**ENTRANCE HALL** Radiator.

**KITCHEN** Incorporating 1 1/2 bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, eye level wall cupboards, ceramic hob with extractor over, oven, integrated fridge and washing machine, cupboard housing 'Vaillant' gas fired boiler, breakfast bar, door to garden.

**LIVING/DINING ROOM** Gas fire, fitted cupboards in alcoves, radiator, UPVC double glazed window.

**BEDROOM** Fitted wardrobe, UPVC double glazed window, radiator.

**BATHROOM** Comprising tiled panelled bath with shower over, sink with drawers under, low level w.c, heated ladder style

towel rail, tiled walls and floor, heated floor and mirror.

## OUTSIDE

**SOUTH FACING PATIO GARDEN** Paved with raised established borders.

## OUTGOINGS

### SHARE OF FREEHOLD

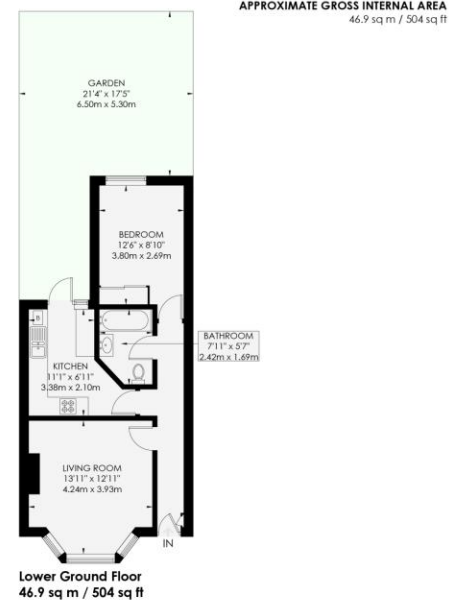
**Maintenance £100 pcm.**

**Council Tax Band A (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).**

**We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.**

## GOLDSTONE ROAD

HOVE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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