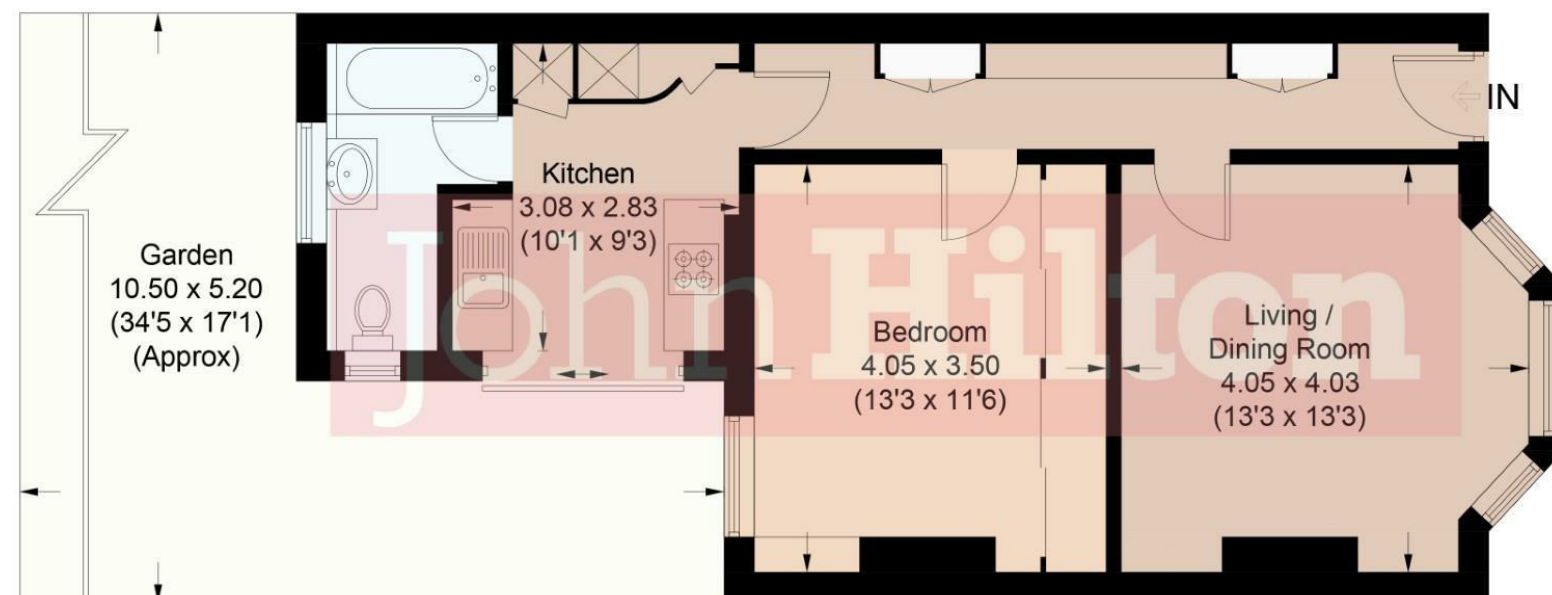


Goldstone Road, Hove, BN3 3RP

Approximate Gross Internal Area = 51.7 sq m / 556 sq ft



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx 556.00 sq ft

2a Goldstone Road, Hove, BN3 3RP

To view, contact John Hilton:
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01273 608151 or sales@johnhiltons.co.uk

Offers In Excess Of £300,000
Leasehold - Share of Freehold



John Hilton



John Hilton

2a Goldstone Road Hove, BN3 3RP

*** NO ONWARD CHAIN ***

This charming one-bedroom period conversion occupies the entire lower ground floor of this impressive end of terrace bay-fronted Victorian townhouse and comes with its very own private South-facing rear garden, as well as a front garden with private entrance, a share in the freehold and a very long lease. Internally, accommodation is considered in good decorative order throughout, enhanced with feature tall ceilings and some Oak engineered flooring, alongside a tall bay window to the living/dining room. There is a modern fitted kitchen with large sliding patio door which offers effortless access onto the garden, and underfloor heating which extends through to the bathroom. Outside, the charming wall-enclosed garden stretches out to the rear and is arranged with oversized Indian sandstone paving with railway sleeper retained soil borders laid to pebble shingle. The property is positioned for ease of access to an array of amenities offered locally on George Street and Church Road, within easy walking distance of the seafront, and only a 5-minute walk from Hove station, as well as being served by regular bus services. Would make an ideal first time buy.



John Hilton



John Hilton



John Hilton

Approach

Steps descend to lower ground floor, and front garden offers a raised planter laid to pebble shingle. Outside communal understairs cupboard housing gas meters and further communal cupboard housing electric meters. Covered entrance with outside light and timber panelled front door opening into:

Entrance Hall

Two built-in storage cupboards, covered radiator, wall-mounted Nest digital thermostat for central heating, directional spotlights on track, and Oak engineered wood flooring which extends through timber panelled door into:

Living/Dining Room

4.05m x 4.03m (13'3" x 13'2")
Double-glazed timber-framed bay window to front with fitted wide-slat Venetian blinds. Radiator and Oak engineered flooring.

Bedroom

4.05m x 3.50m (13'3" x 11'5")
Large double-glazed picture window with low sill overlooking rear garden. Radiator, high-level bookshelf and wall-to-wall floor-to-ceiling built-in wardrobes with sliding fronts.

Kitchen

3.08m x 2.83m (10'1" x 9'3")
Double-glazed sliding patio door to side opening onto rear garden. Fitted kitchen offering a range of wall and base units to include an integrated eye-level oven and integrated fridge. Wood block work surfaces extend to include an under-mounted stainless steel sink with mixer tap and part-metro-tiled splashback, alongside a four-ring gas hob and space for an under-counter freezer. Porcelain tiled floor with underfloor heating, cupboard housing gas combination boiler, and inset downlights.

Bathroom

Double-glazed timber-framed window to rear with fitted roller blind and further window to side. Three-piece bathroom suite comprising panel-enclosed bath with mixer taps and hand-held shower attachment on riser, contemporary wash hand basin set onto storage unit with mixer tap, and low-level WC. Porcelain tiled floor with underfloor heating.

South-Facing Rear Garden

Wall-enclosed to all sides. Landscaped with railway sleeper retained soil borders laid to pebble shingle, oversized Indian sandstone paving, and mature bay tree.



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- NO ONWARD CHAIN
- Poets Corner
- Share of Freehold
- Bay-Fronted Period Conversion
- Private Front Door
- Lounge/Diner with Bay Window
- Underfloor Heating in Kitchen & Bathroom
- South-Facing Rear Garden
- Moments from Hove Station
- Super Handy for Local Amenities

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		73	75
EU Directive 2002/91/EC			

Council Tax Band: **A**

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract