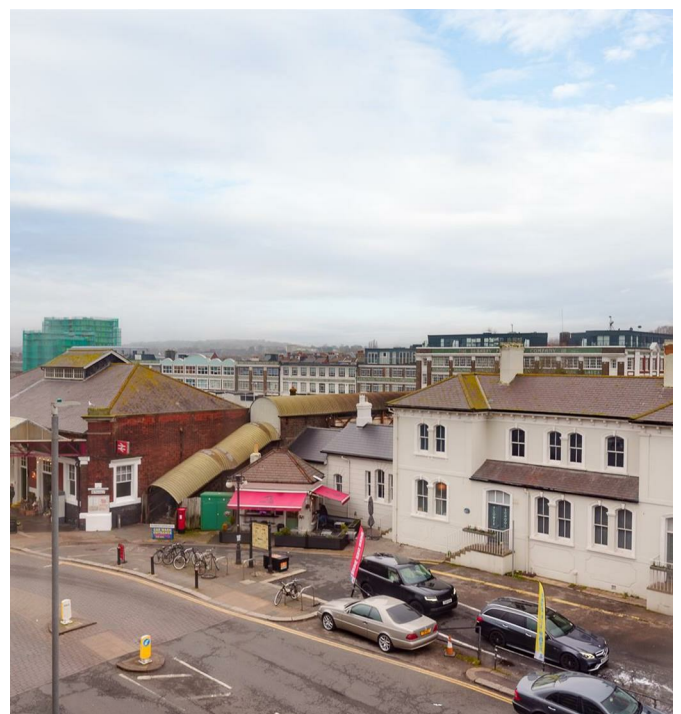




Cliftonville Court
Goldstone Villas, Hove

HEALY
& NEWSOM

EST. 1990





Cliftonville Court, Goldstone Villas, Hove, BN3 3RX

Guide Price £160,000

Cash Buyers Only

A two bedroom, third-floor flat on Goldstone Villas presenting a wonderful opportunity for those looking to create their dream home. This purpose-built apartment boasts two bedrooms, both with storage and a spacious reception room, this home enjoys natural light throughout.

As you enter the property, there is a spacious entrance hall with access to all the rooms and double doors open into the generous living room, where you can enjoy far-reaching rooftop views that add a touch of serenity to your living space. The adjacent kitchen is functional, featuring fitted units and ample storage cupboards, with space and provision for a fridge freezer, cooker, and washing machine.

The bathroom is tiled and includes an airing cupboard, along with a shower over the bath, providing both convenience and comfort. The principal bedroom benefits from a dual aspect, allowing for plenty of light and features a triple wardrobe for all your storage needs. The second bedroom is equally accommodating, complete with a double wardrobe.

This property is sold with approximately 976 years remaining and comes with the added advantage of no onward chain, making it an appealing choice for buyers. The flat requires some refurbishment and there are substantial external works to be completed by the managing agent within the next couple of years. Further details available on request.

With its prime location opposite Hove mainline station, this flat offers excellent transport links and the potential to transform a blank canvas into a stunning residence. Whether you are an investor or a first-time buyer, this property is brimming with potential and awaits your creative touch.

Location

The property is located on Goldstone Villas, on the corner, directly opposite to the entrance of Hove station. This is an excellent location especially for commuters as the mainline train station is on your doorstep, providing a direct link to London Victoria, Gatwick airport and surrounding areas. Central Hove and the seafront are also conveniently close and a great variety of local shops, restaurants and bars can be found along Church Road and George Street. More comprehensive range of shopping facilities can be found along Western Road and in Churchill Square shopping mall in central Brighton. There are regular bus services also moments from the front door of Cliftonville Court, affording access to all parts of the city and beyond.

Additional Information

(AS ADVISED BY OUR CLIENT)

EPC rating: C

Internal measurement: 58.2 Square metres / 626 Square feet

Council tax band: D

Tenure: Share of Freehold- 976 Years remaining (approx.)

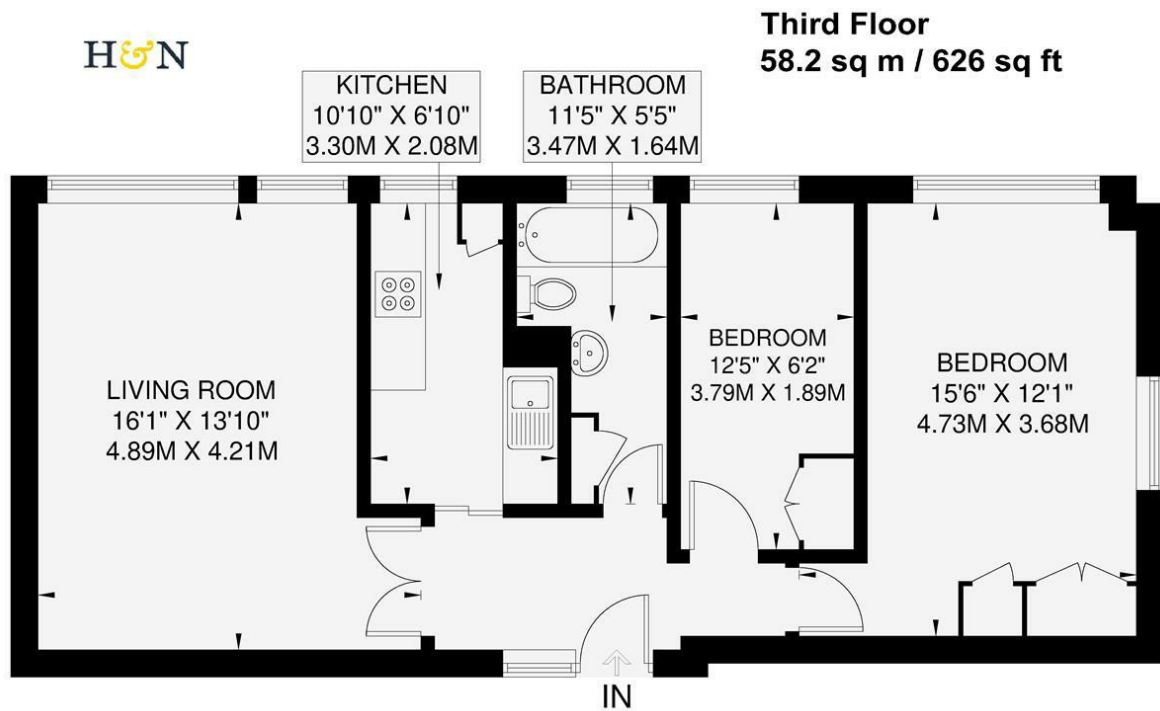
Maintenance charge: £3,000 (approx.) per year. In addition, approximately £61,000 for up and coming works will be required for each flat owner in the building. This is for external works and refurbishment of the building.

Parking zone: N

CLIFTONVILLE COURT

Hove

Approximate Gross Internal Area
58.2 sq m / 626 sq ft



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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Measuring Points	CH	Ceiling Height
Storage Cupboard	T	Hot Water Tank
Fitted Wardrobes	FF	Integrated Fridge / Freezer
Garden Shortened for Display	B	Head Height Below 1.5m
Skylight		Boiler



VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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