

Park House, Goldstone Crescent, Hove, BN3 6AN

Asking Price £295,000

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A modern first-floor apartment in Park House, Hove, offering open-plan living, a south-facing balcony, and secure allocated parking.

Upon entering, one is met with an open-plan living space, which serves as the heart of this charming home. This versatile area seamlessly integrates the living, dining, and kitchen zones, creating an inviting atmosphere perfect for both relaxation and entertaining. The thoughtful layout maximises natural light and offers a sense of spaciousness, making it an ideal urban retreat.

One of the standout features of this apartment is the delightful south-facing balcony, accessible directly from the living area. This private outdoor space provides a perfect spot for enjoying a morning coffee, al fresco dining, or simply unwinding whilst soaking up the southerly aspect.

The fitted kitchen is a testament to modern design and convenience, boasting a comprehensive range of integrated appliances. These include an oven, hob, extractor fan, and other essential white goods, all seamlessly incorporated to provide a stylish and highly functional culinary environment. The contemporary cabinetry and work surfaces complete this sophisticated space, catering to all your cooking needs.

Adjacent to the living area, the generously proportioned bedroom. This peaceful sanctuary offers ample space for a double bed and additional furnishings, providing a comfortable and private haven. The design ensures a restful environment, perfect for unwinding after a long day.

The apartment further benefits from a modern bathroom suite, designed with both elegance and practicality in mind. This well-appointed space features a full-sized bath, ideal for a relaxing soak, alongside a separate walk-in shower, offering flexibility and convenience. High-quality fixtures and fittings, combined with contemporary tiling, create a spa-like atmosphere.

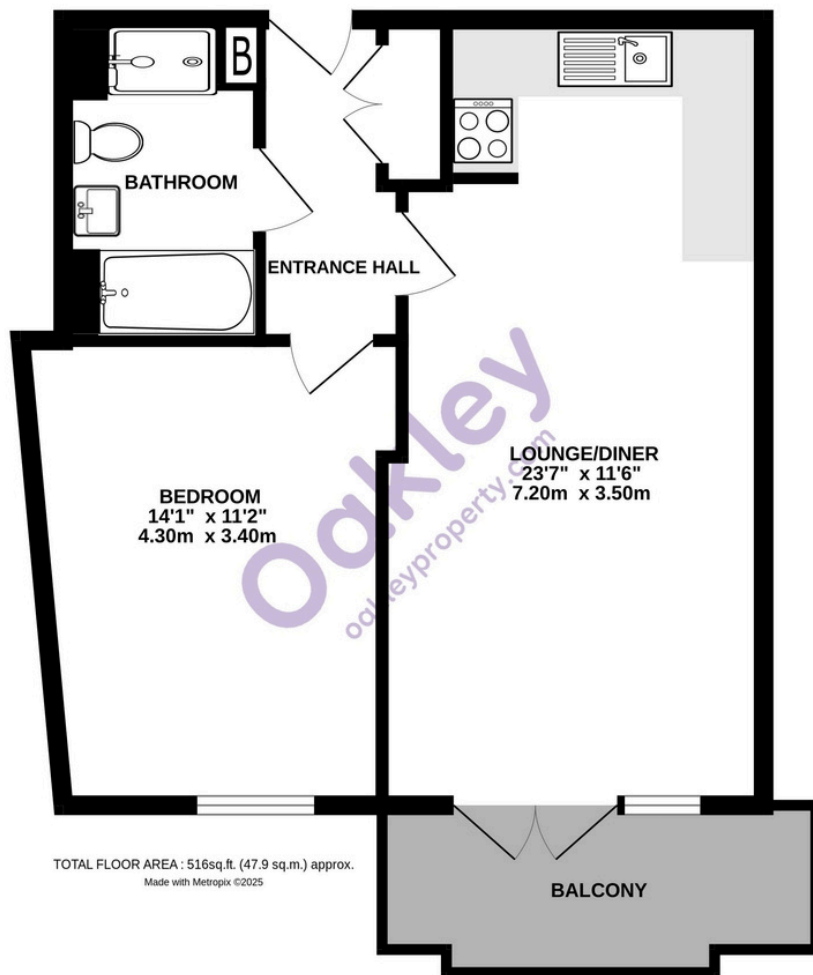
Comfort is paramount in this residence, with the inclusion of underfloor heating throughout, providing an efficient and consistent warmth during cooler months. The property also benefits from double glazing, ensuring excellent thermal insulation and soundproofing, contributing to a peaceful and energy-efficient home. These modern amenities underscore the quality of construction and the thoughtful consideration given to resident comfort.

A significant advantage of this property is the inclusion of an allocated parking space within an undercover, gated car park. This secure facility offers peace of mind and unparalleled convenience, a highly sought-after feature in this popular Hove location. The secure parking adds considerable value and practicality to urban living.

This one-bedroom apartment represents an outstanding opportunity to acquire a modern, well-appointed home in a highly desirable area. With its contemporary features, south-facing balcony, and secure parking, it is perfectly suited for first-time buyers, professionals, or those seeking a stylish pied-à-terre.



FIRST FLOOR



Agents Notes

Tenure Leasehold
114 Year Lease Term Remaining
Service Charge Approx £2,200 Per Annum
Ground Rent Approx £150 Per Annum
Council Tax Band C

Energy Performance Certificate

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



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