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Goldsmid Road, Hove, BN3 1QA

£325,000 - £350,000

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1 Bedroom

1 Reception

1 Bathroom

Guide Price £325,000 - £350,000
Opportunity to live moments from Seven Dials in a spacious one-bedroom flat with front and back gardens and a share of freehold. This Victorian conversion flat is in excellent decorative order.

- An Exceptionally Large 1 Bedroom Apartment
- Front & Rear Garden
- Desirable Central Location
- Share Of Freehold

















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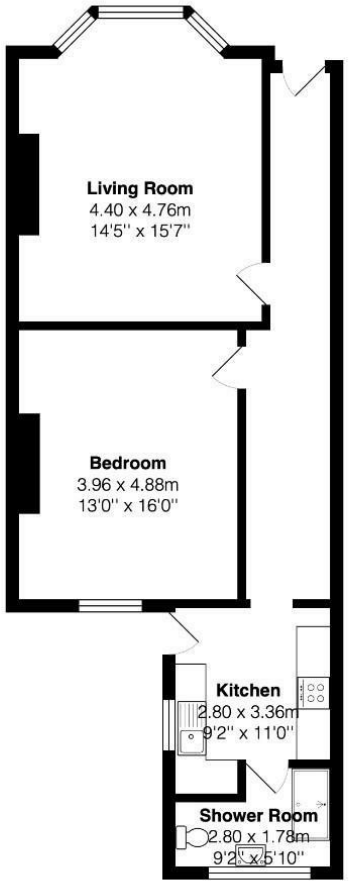
If you want to be a few minutes' walk from the bustling café culture at Seven Dials and within easy reach of Brighton train station and the city centre, this is the ideal location for you.

This garden flat in a Victorian conversion is unusually spacious as it is part of a substantial property on Goldsmid Road. The flat has plenty of kerb appeal, with its own private front garden planted with roses and a mulberry tree that produces berries from June until August. As the front garden is both south facing and a good size, it creates the additional advantage of allowing plenty of light into the living room at the front of the house, through the large bay window.

You will have your own private entrance, which opens onto a slate-tiled hallway with the reception room to your right. The reception room is over five metres in size, into the bay, and over four metres wide. A beautiful wood block floor, cast-iron period radiator and a working open fireplace make this a charming and inviting space.

The current owner also uses this room when working from home as it is large enough for a desk and work area. Overlooking the courtyard garden at the back of the property is a very generous double bedroom. There is a further cast-iron radiator in this room and also in the inner hall area which is adjacent to the kitchen. This area is nearly two metres wide and has previously been used for a dining table and could also be an alternative home office space.

The shaker-style kitchen has been replaced in recent years and includes space for an integrated washing machine or washer-dryer. There is a gas hob and electric oven and a cupboard houses the Worcester central heating boiler. The bathroom has also been completely refurbished and has a large contemporary walk-in shower with a waterfall shower head. It is worth noting that there is enough space for a bath in this room, should you want to reinstate it. Stylish metro tiles on the walls and a classic white hand basin are a nod to the Victorian period while retaining a contemporary feel. Attractive paving stones fill the courtyard garden where there is plenty of space for garden furniture and entertaining. There is also a useful communal storage cupboard outside at the front of the property.



Lower Ground Floor
Area: 70.1 m² ... 755 ft²



