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Company Registration No: 11397540



## 62 Goldstone Crescent Hove BN3 6BE

Weatherills are proud to present this exceptional opportunity, offering substantial scope to extend, enhance, and create a bespoke family residence. The property benefits from a private driveway, garage, and a beautifully positioned south facing rear garden. Offered to the market with no onward chain and superbly located within close proximity to the open green spaces of Hove Park. **FABULOUS OPPORTUNITY.**



## Offers In The Region Of £600,000 Freehold

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## Viewing

Call us on 01273 322766 or  
email us: sales@wpgsussex.co.uk

## Agents Notes

Arranged over two floors, the accommodation within briefly comprises: 3 double bedrooms, a bathroom, an additional ground floor cloakroom/wc, a spacious reception hallway, a large through lounge/dining room and a kitchen. In terms of outside space the property has a generous front garden, part of which is utilised as a private driveway that leads to a garage. The rear garden is South facing both paved and lawned.

The property offers a potential purchaser a great deal of scope and promise to make the house their own. Benefits including gas central heating, useful storage space, sits in a wonderful prime location and is offered for sale with no onward chain.

- FABULOUS OPPORTUNITY - SUBSTANTIAL SCOPE TO EXTEND & ENHANCE
- SCOPE TO ENLARGE AND IMPROVE
- 3 DOUBLE BEDROOMS
- BATHROOM AND GROUND FLOOR WC
- LARGE THROUGH LOUNGE/DINING ROOM
- LENGTHY PRIVATE DRIVEWAY & GARAGE

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

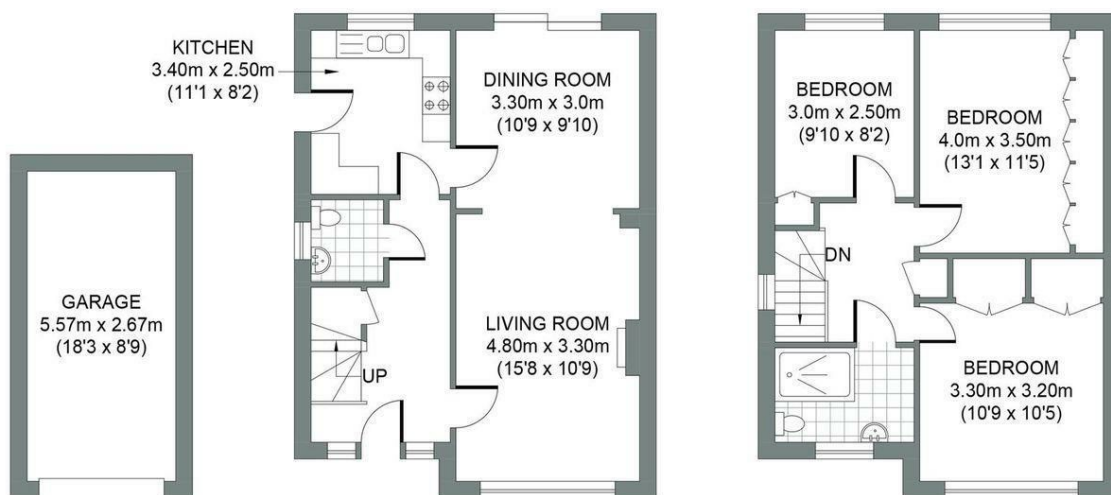


## Floor plans

**GARAGE**  
Approximate Gross Internal Area  
14.87 sq m / 160.05 sq ft

**GROUND FLOOR**  
Approximate Gross Internal Area  
45.97 sq m / 494.81 sq ft

**FIRST FLOOR**  
Approximate Gross Internal Area  
45.97 sq m / 494.81 sq ft



GOLDSTONE CRESCENT

Total Area (Excluding Garage) : 91.94m<sup>2</sup> = 989.62ft<sup>2</sup>

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