

115 Goldstone Crescent

Hove, BN3 6LS

Guide price £1,550,000

The property has been carefully improved and maintained by the current owners, creating a home that combines elegant proportions with modern comfort and a highly practical family layout. From the moment you arrive, the house makes an immediate impression with its handsome detached frontage, wide paved driveway, integral garage and attractive approach.

On the ground floor, a welcoming entrance hall provides access to the principal reception rooms. To the front of the house is a generous sitting room with a large bay window, allowing excellent natural light and providing a comfortable formal living space. The room is well proportioned and finished with contemporary detailing, creating an ideal setting for both everyday family use and entertaining.

To the rear, the kitchen and dining room forms the heart of the house. This superb open plan space measures approximately 28'9 x 25'11 and has been designed for modern family living, with excellent ceiling height, roof lights, bi fold doors opening directly to the garden and defined areas for cooking, dining and relaxing. The kitchen is fitted with a comprehensive range of sleek modern units, extensive work surfaces and a central island with breakfast bar seating. Integrated appliances include fitted ovens, built in microwave, coffee machine, wine fridge, two dishwashers and further high quality appliances, creating a superbly equipped and sociable kitchen.

The dining and living area opens beautifully onto the rear terrace and garden, making this an outstanding space for entertaining, particularly during the warmer months. The flow from the kitchen through to the garden is a real feature of the house, with the bi fold doors allowing the inside and outside space to connect effortlessly.

Also on the ground floor is a useful study, ideal for home working, together with a utility room, cloakroom and internal access to the garage. The garage benefits from an electric door, while the driveway provides generous off road parking to the front.

The first floor continues the sense of space, with a generous landing leading to four bedrooms, a dressing room and well appointed bathroom facilities. The principal bedroom is an excellent size, positioned to the front of the house with a wide bay window and fitted storage. The dressing room sits adjacent and was formerly arranged as a fifth bedroom, giving future owners the flexibility to reinstate it if required.

The remaining bedrooms are all well proportioned, with fitted cupboards or wardrobes to a number of rooms, making the layout highly practical for family life. The bathrooms are modern and well finished, serving the bedroom accommodation with style and convenience.

The house also benefits from a number of additional features including an AV system, intercom system and air conditioning, further enhancing the comfort and specification of the home.

Outside, the rear garden is a particularly special feature. Beautifully landscaped and arranged over different levels, it provides a wonderful balance of patio, lawn and mature planting. There is an excellent terrace directly accessed from the kitchen and dining room, ideal for outdoor dining, with steps leading up to further garden areas and a charming outbuilding currently arranged as a bar. This creates a superb additional entertaining space and adds further lifestyle appeal.

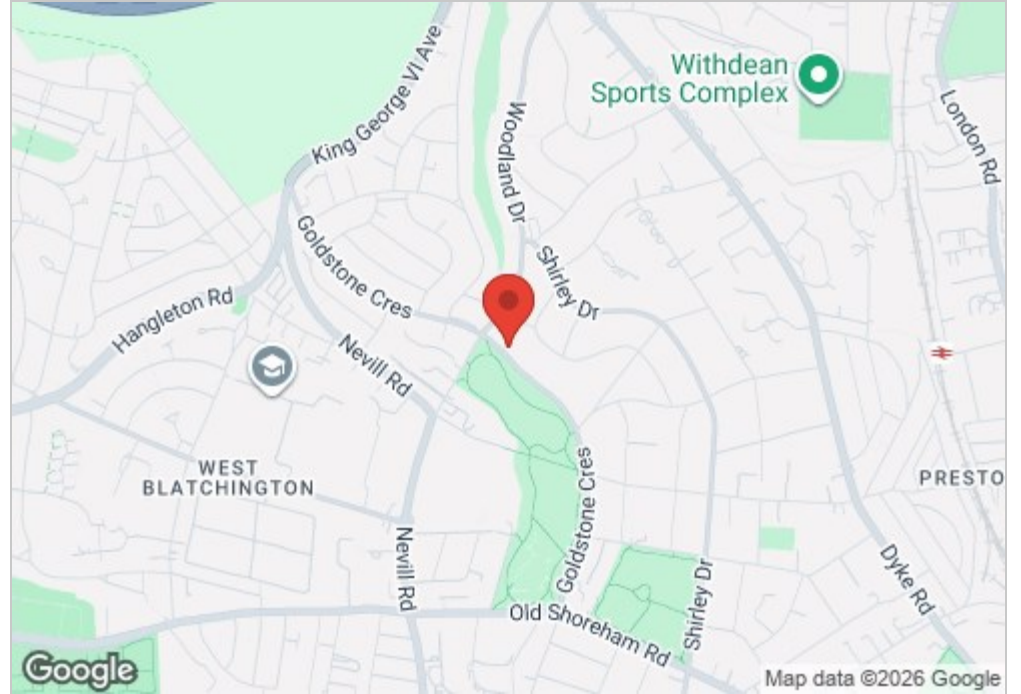
The garden is private, established and beautifully maintained, with mature trees, planted borders, seating areas and a sense of seclusion rarely found in such a central Hove location.

Goldstone Crescent is ideally positioned for access to Hove Park, Hove Station, highly regarded local schools and the excellent range of shops, cafés and restaurants found throughout Hove. The seafront, Church Road and central Brighton are also easily accessible, making this a superb location for families and commuters alike.

Goldstone Crescent is a substantial and beautifully presented detached home offering generous accommodation, modern specification, excellent parking and an exceptional garden, all within one of Hove's most desirable residential settings.

- Substantial detached family home on Goldstone Crescent
- Superb open plan kitchen and dining room
- Two dishwashers and excellent integrated appliances
- Four bedrooms plus dressing room / potential fifth bedroom
- Integral garage with electric door and large driveway
- Approximately 2,951 sq ft of internal accommodation
- Fitted ovens, microwave, coffee machine and wine fridge
- Bi fold doors opening directly onto the garden
- Air conditioning, AV system and intercom system
- Beautiful landscaped rear garden with garden bar outbuilding

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		
	73	80
	EU Directive 2002/91/EC	
	England & Wales	



GOLDSTONE CRESCENT

Approx. Gross Internal Floor Area (Excluding Outbuilding) = 274.18 sq m / 2951.24 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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