



Garden Flat, 81 Goldstone Road

Hove BN3 3RG

Guide Price £300,000 - £325,000

- DOUBLE BEDROOM
- MODERN BATHROOM
- KITCHEN
- LIVING ROOM
- REAR GARDEN
- PRIVATE STREET ENTRANCE
- SHARE IN THE FREEHOLD
- CENTRAL LOCATION

Occupying the ground floor of this attractive period property, this beautifully presented one double bedroom apartment combines stylish interiors with the added benefit of its own private street entrance, creating an appealing sense of privacy and independence. The accommodation is both bright and well-proportioned, featuring a generous south-facing living room that enjoys an abundance of natural light throughout the day, a well-appointed kitchen, a contemporary bathroom suite, and a spacious double bedroom.

A particular feature of the property is the delightful rear garden, providing a secluded outdoor retreat ideal for relaxing, entertaining, or al fresco dining. Further enhancing its appeal is a share of the freehold, making this an excellent proposition in a desirable location.

Ideally situated in the heart of Hove, the apartment is just a few minutes' walk from Hove mainline railway station, offering excellent commuter links to London and beyond. The seafront, together with the city's superb selection of independent cafés, restaurants, boutiques and everyday amenities, are all within easy walking distance, perfectly complementing this exceptional lifestyle opportunity.

PRIVATE STREET ENTRANCE

ENTRANCE HALL

KITCHEN Incorporating stainless steel sink with mixer tap, adjacent work surface with cupboards and drawers under, ceramic hob and electric oven, integrated fridge/freezer, space for washing machine, tall shelved cupboard, UPVC double glazed window and door to garden.

LIVING ROOM Sash bay window, radiator, electric fire and surround.

BEDROOM UPVC double glazed window, radiator.

BATHROOM Comprising panelled bath with separate shower over, sink with drawers under, low level w.c, heated ladder style towel rail, tiled walls and floor, UPVC double glazed window.

OUTSIDE

FRONT GARDEN

REAR GARDEN Paved patio area, flower borders.

OUTGOINGS

Share of Freehold

Lease 108 years remaining

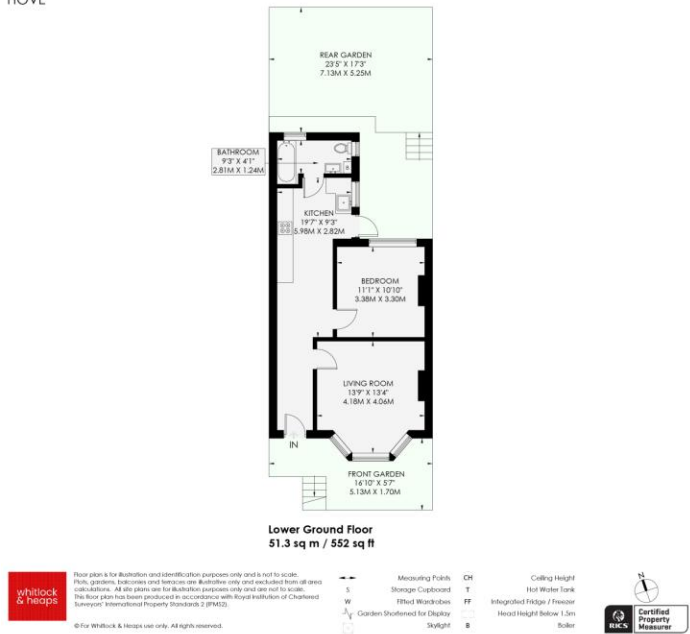
Maintenance is on an adhoc basis.

Council Tax Band A (taken from the government website, www.brighton-hove.gov.uk/council-tax).
We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

GOLDSTONE ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA
51.3 sq m / 552 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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