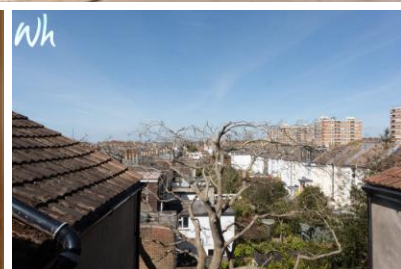
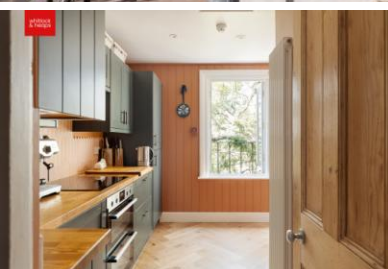


wh



4, 40 Goldstone Villas

Hove BN3 3RS

Asking Price Of £325,000
Share of Freehold

- TWO BEDROOMS
- MODERN WHITE BATHROOM SUITE
- KITCHEN
- LIVING/DINING ROOM
- SPACIOUS LANDING
- SHARE OF FREEHOLD
- GAS CENTRAL HEATING
- DESIRABLE LOCATION

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Occupying the top floor of an attractive bay-fronted property, **BEDROOM 2**

this beautifully presented apartment enjoys a desirable east/west aspect, creating a wonderfully bright and airy interior with excellent natural light throughout the day.

The accommodation is approached via its own internal staircase, providing an enhanced sense of privacy and separation from the remainder of the building. Presented in excellent decorative order, the apartment successfully combines the character and proportions of a period property with a stylish contemporary finish. The modern kitchen is thoughtfully designed and well appointed, complementing the overall standard of presentation.

Further benefits include a share of the freehold, while the elevated top-floor position adds to the property's sense of space and seclusion.

Perfectly positioned in a highly convenient central Hove location, Hove mainline station is just a few minutes' walk away, making the property particularly appealing to commuters. Hove seafront is also within easy reach, together with the excellent selection of independent shops, cafés, restaurants and everyday amenities for which the area is renowned.

An impressive and well located apartment offering an appealing combination of period character, contemporary presentation and exceptional convenience.

The accommodation with approximate room measurements comprises;

SPACIOUS ENTRANCE HALL

Two radiators, split level.

KITCHEN

Beautifully fitted and incorporating sink unit with drainer and mixer tap, adjacent work surface with cupboards and drawers under, matching eye level wall cupboards, inset four ring ceramic hob with concealed extractor over, oven, integrated fridge/freezer and dishwasher, space for washing machine, 'Vaillant' gas fired boiler, radiator, casement window.

LIVING/DINING ROOM

Feature fireplace with tiled hearth and mantle over, two sash windows, fitted shelving and cupboard in alcove, radiator.

BEDROOM 1

Range of fitted wardrobes, sash window, radiator, fitted cupboard.

Sash window, radiator.

BATHROOM

Modern white suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, circular sink with drawer unit under, low level w.c, heated ladder style towel rail, tiled floor, sash window.

OUTGOINGS

SHARE OF FREEHOLD

MAINTENANCE £50 per calendar month

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.



Approximate Gross Internal Area = 703 sq ft / 65.3 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Whitlock and Heaps 2021

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Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.