



3 Westmoreland Court Goldsmid Road

Hove, BN3 1QE

Offers in the region of £190,000

A bright and recently renovated one-bedroom chain-free flat offering well-presented accommodation within Westmoreland Court on Goldsmid Road, Brighton.

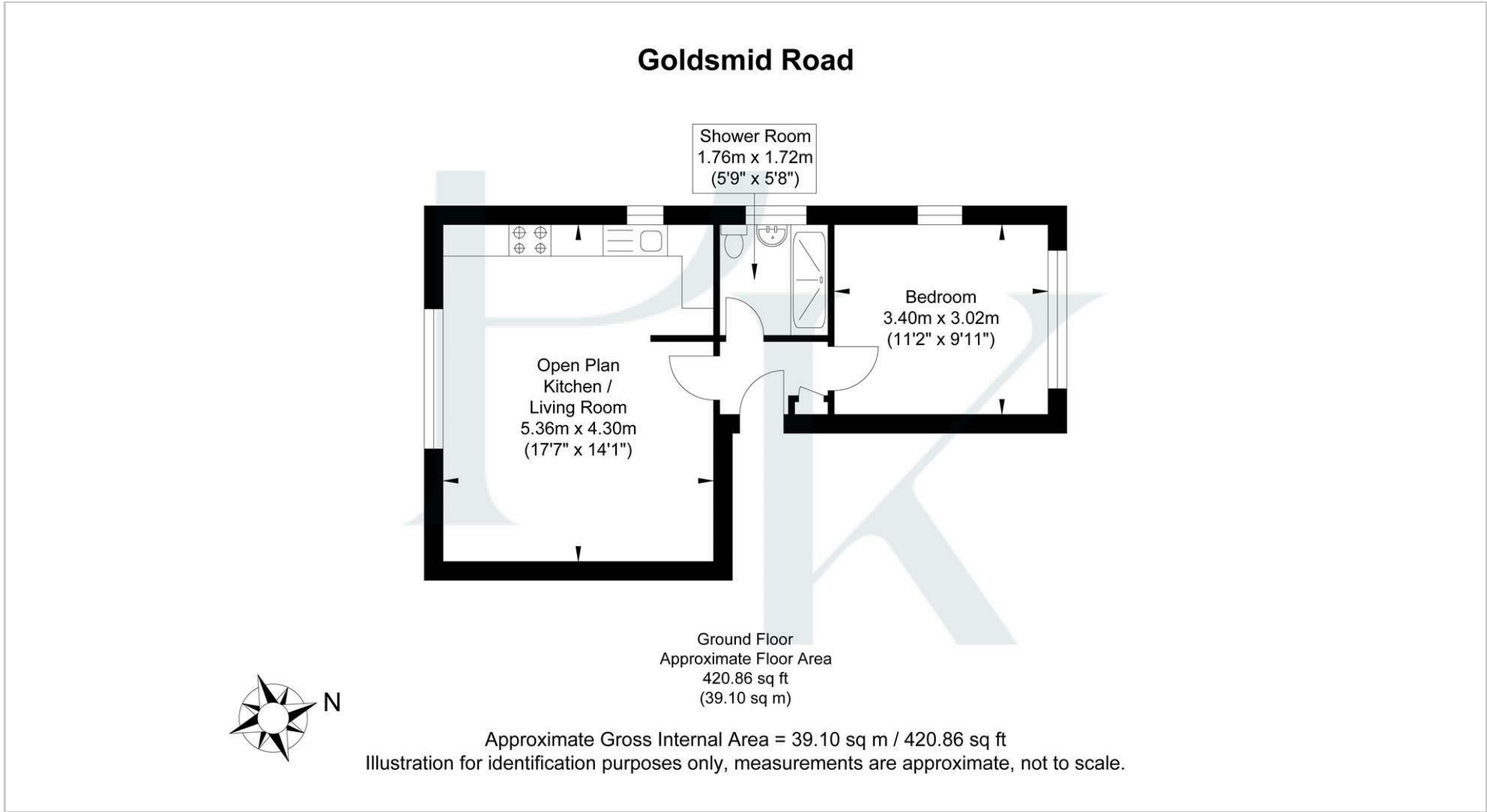
The property has been finished in a fresh, contemporary style throughout and extends to approximately 421 sq ft (39.1 sq m). The standout feature is the generously proportioned open-plan kitchen/living room, measuring approximately 17'7" x 14'1", providing plenty of space for both comfortable seating and a dining area.

The modern fitted kitchen is arranged along one side of the room and features sleek white cabinetry, wood-effect work surfaces, tiled splashbacks and integrated cooking appliances. Large windows provide good natural light and add to the bright and airy feel of the space.

The double bedroom is a good size at approximately 11'2" x 9'11", while the accommodation is completed by a contemporary shower room with tiled walls and flooring.

Westmoreland Court is an attractive purpose-built development set back from Goldsmid Road and surrounded by established greenery. The property is well positioned for access into central Brighton & Hove, with the shops, cafés and amenities of both Seven Dials and Hove within easy reach, along with convenient transport links.

With its recent renovation, generous living space and convenient central location, the flat would make an excellent first-time purchase, Brighton base or investment.



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson
Keehan