



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

PRICE GUIDE

£450,000

Goldstone Crescent

Hove, BN3 6AN



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## PROPERTY SUMMARY

GUIDE PRICE £450,000 - £475,000

Jack Taggart & Co are delighted to present this modern and well-appointed dual-aspect apartment, positioned on the second floor and offering bright, spacious accommodation extending to approximately 858 sq ft. The thoughtfully designed layout maximises natural light throughout, creating a contemporary and welcoming home.

The heart of the apartment is a generous open-plan kitchen, sitting and dining room, ideal for modern living and entertaining. Finished with sleek, contemporary fittings, the kitchen flows seamlessly into the living area, which benefits from excellent natural light and direct access to a private balcony, providing an attractive outdoor extension to the space.

There are two well-proportioned bedrooms, both offering comfortable accommodation, with the principal bedroom further benefiting from access to its own private balcony, enhancing the apartment's dual-aspect appeal and an en-suite bathroom.

A modern family bathroom which offers excellent practicality. Presented in good decorative order throughout, this stylish apartment combines modern design with a bright and airy feel.

With generous internal space, dual balconies, and a well-considered layout, the property represents an excellent opportunity for owner-occupiers and investors alike.

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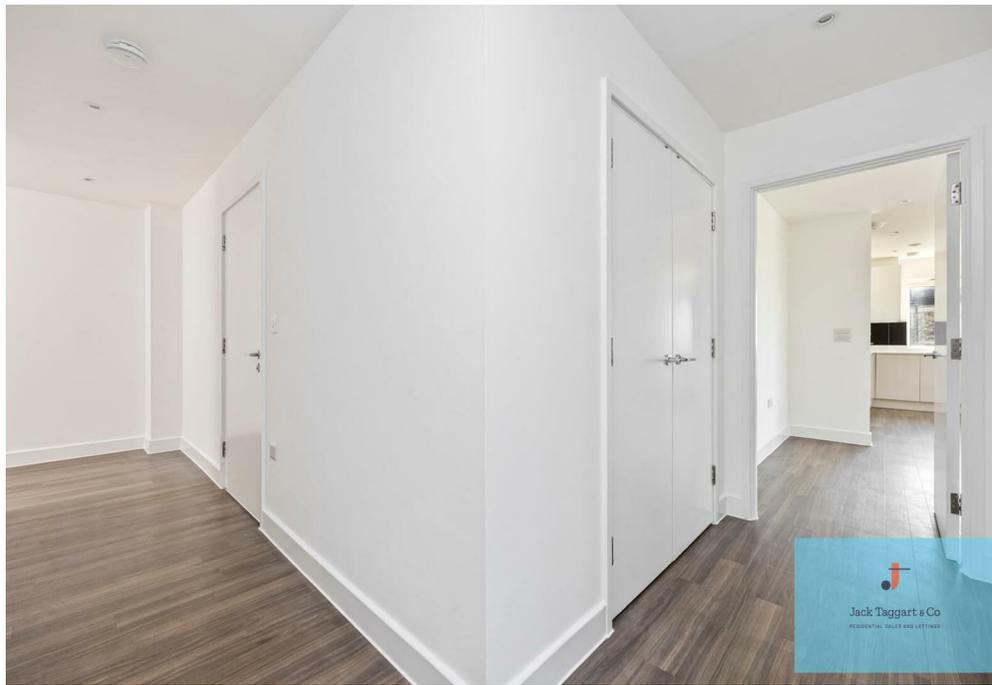


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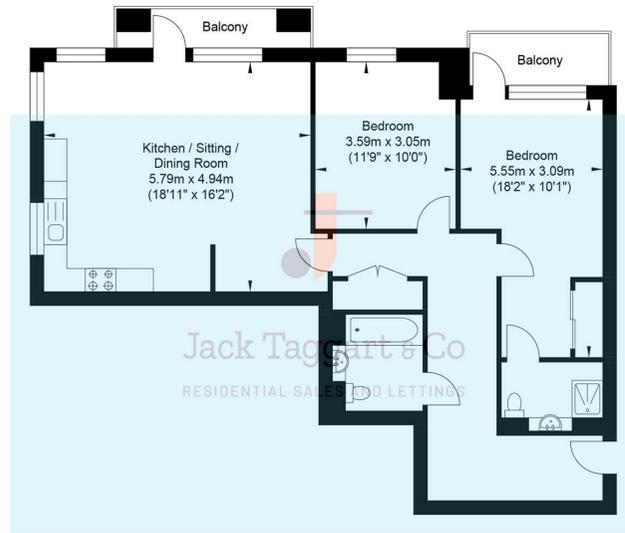


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## Goldstone Crescent



Second Floor  
Approximate Floor Area  
858.31 sq ft  
(79.74 sq m)

Approximate Gross Internal Area = 79.74 sq m / 858.31 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**LOCAL AUTHORITY**

**TENURE**

Leasehold

**COUNCIL TAX BAND**

D

**VIEWINGS**

By prior appointment only

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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