



## 42 Goldstone Crescent Hove BN3 6BA

The Weatherill Property Group are very pleased to present this sizeable and versatile semi-detached family home with several benefits including a south facing rear garden, a private driveway and a self contained annexe with a private entrance. The property is located in a highly regarded area close to Hove Park, The Three Cornered Copse and Waitrose.



**Offers In The Region Of £775,000 Freehold**



## Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

## Agents Notes

Arranged over 2 floors the accommodation within briefly comprises up to 4 double bedrooms, a balcony that spans the rear of the house, 2 bathrooms, a spacious reception hallway, a large through lounge/dining room, conservatory, a well equipped kitchen and an additional sun room or home office.

In terms of outside space there is a private driveway to the front of the house providing off street parking for a number of cars and a good sized south facing mature rear garden complete with Garden Room. The house is considered to be in good order throughout, has gas central heating and double glazing. There is further potential to develop the large loft space (stc) and is extremely well located in relation to Hove Park, Hove Station, local schools, bus services.

- AN IMPRESSIVE SEMI DETACHED FAMILY HOME COMPLETE WITH SELF CONTAINED ANNEXE
- UP TO 4 BEDROOMS AND 2 BATHROOMS
- A LARGE THROUGH LOUNGE/DINING ROOM AND CONSERVATORY
- A WELL EQUIPPED KITCHEN WITH ADJACENT SUN ROOM

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		71	
(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	



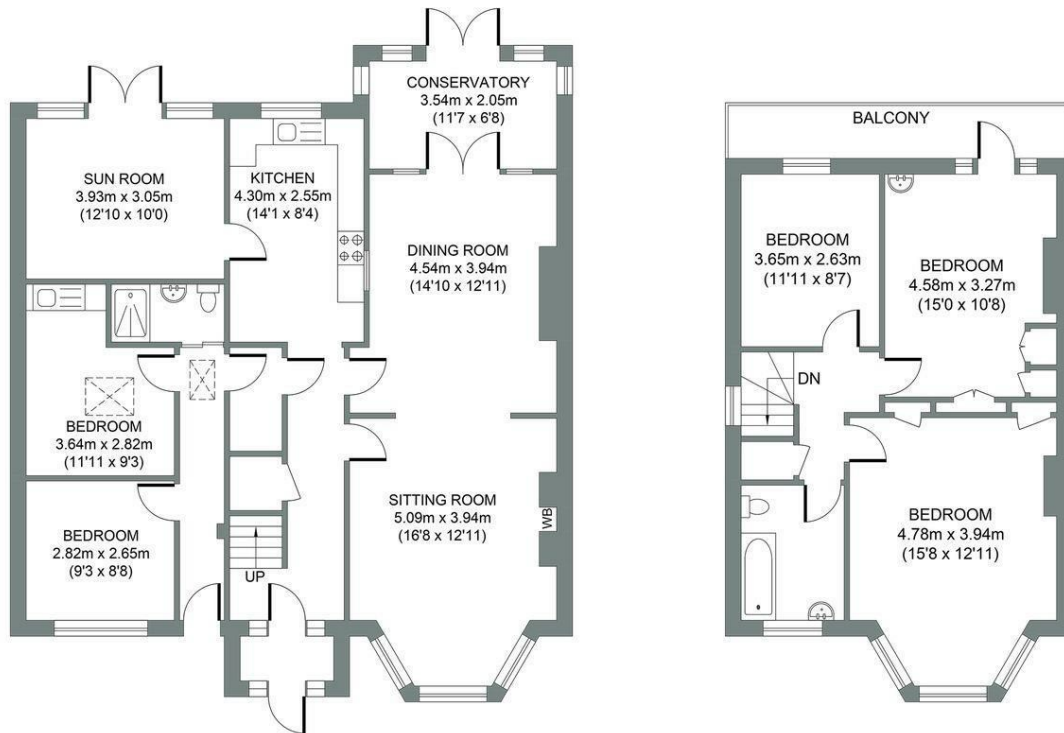
## Floor plans

### GROUND FLOOR

Approximate Gross Internal Area  
104.94 sq m / 1129.56 sq ft

### FIRST FLOOR

Approximate Gross Internal Area  
53.63 sq m / 577.26 sq ft



GOLDSTONE CRESCENT

Total Area : 158.57m<sup>2</sup> = 1706.82ft<sup>2</sup>

Illustration for identification purposes only, measurements are approximate, not to scale.  
© Weatherill Property Group