

hamlyn smith.

Livingstone Road, Hove, BN3 3WN

£550,000 - £575,000

hamlyn smith.

3 Bedrooms

2 Receptions

1 Bathroom

3 Double Bedrooms | Private Street Entrance | Sunny Rear Garden | Planning Permission for Loft Dormer | Share of Freehold

- A beautifully presented maisonette
- 3 double bedroom
- Private rear garden
- Well presented throughout
- Share of freehold
- Own street entrance

















hamlyn smith.

50 Goldstone Villas, Hove, BN3 3RS

01273 762222

hello@hamlynsmith.co.uk

This stunning upper maisonette has been skilfully and tastefully updated to create a spacious and characterful home, arranged over three floors and accessed via its own private street entrance. Offering three double bedrooms, a modern bathroom, and a sunny rear garden, this property combines period charm with modern living.

The entrance hallway features exposed wooden floorboards and built-in storage, leading into a bright and airy through living and dining room. This generous space enjoys a south-facing aspect with a UPVC double glazed sash bay window to the front, a second sash window to the rear, two radiators, and a beautiful feature fireplace with tiled hearth – all enhanced by the warm character of exposed floorboards.

To the rear of the property, the modern kitchen is well-equipped with a laminate work surface, a four-ring gas hob, an electric oven, and ample cupboard storage at both base and eye level. A sash window and a rear door provide natural light and direct access to the private rear garden.

The bathroom features a white suite comprising a tiled panelled bath with 'Triton' electric shower and tiled surround, a wash hand basin with cupboard below, low-level WC, heated ladder-style towel rail, and a UPVC double glazed window.

On the first floor are two double bedrooms, both with exposed wooden floorboards, UPVC double glazed sash windows, and feature fireplaces. The top floor houses the third double bedroom, which includes a fire-rated Velux window, engineered wood flooring, eaves storage, and a radiator. Notably, this room benefits from granted planning permission for a dormer extension, which would allow for the addition of an ensuite shower room, adding further flexibility and value to the home.

Outside, the charming rear garden is private and a sunny retreat, ideal for relaxing or entertaining.

The property is offered for sale with a share of the freehold, with maintenance arranged on an ad-hoc basis. It also benefits from gas central heating and double glazing throughout.

Perfectly positioned in a highly desirable and central Hove location, this home is within easy walking distance of Hove mainline station, the seafront, and a wide range of independent shops, cafes, and restaurants. It's an ideal choice for those seeking stylish, spacious accommodation in one of the city's most sought-after areas.



TOTAL: 933 sq. ft, 86 m2

FLOOR 1: 473 sq. ft, 44 m2, FLOOR 2: 337 sq. ft, 31 m2, FLOOR 3: 123 sq. ft, 11 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



