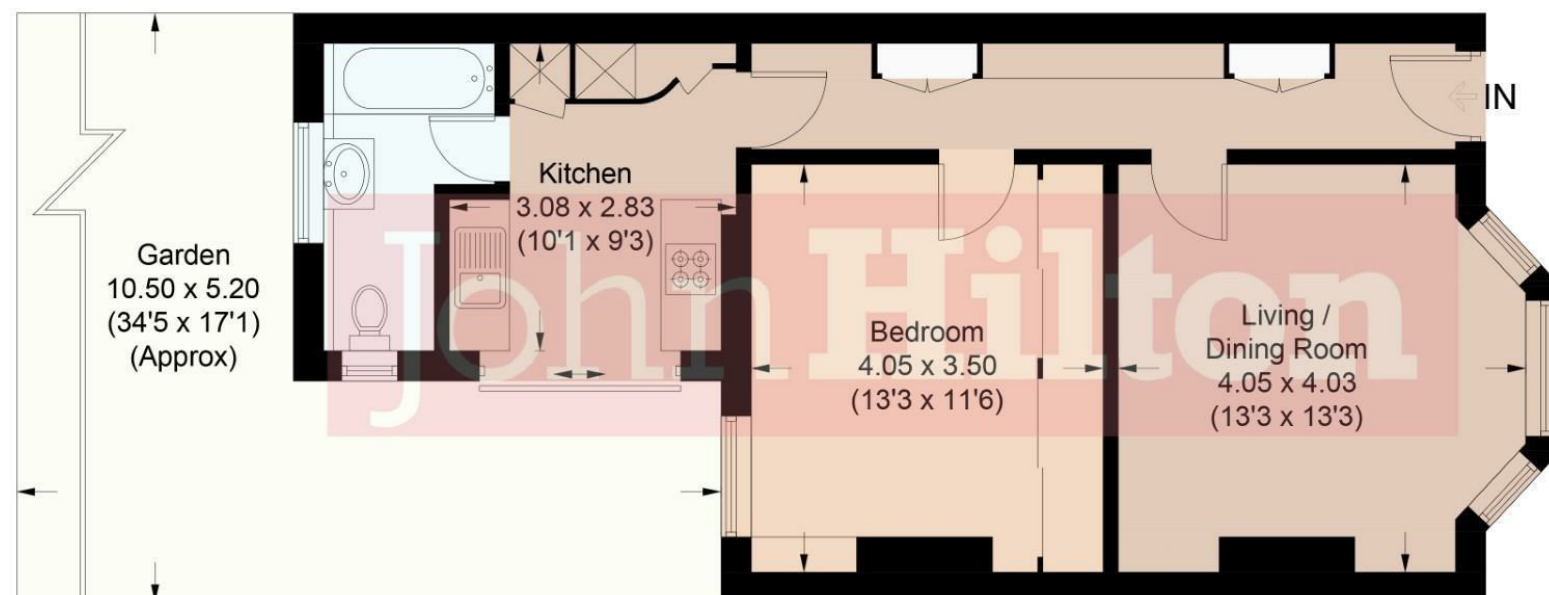


Goldstone Road, Hove, BN3 3RP

Approximate Gross Internal Area = 51.7 sq m / 556 sq ft



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx 556.00 sq ft

2a Goldstone Road, Hove, BN3 3RP

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Per Month £1,500 Per Month



JohnHilton



JohnHilton

2a Goldstone Road, Hove, BN3 3RP

- * Spacious, light one bed lower ground floor flat
- * Large south facing enclosed garden for all day sun
- * Beautifully presented with underfloor heating in kitchen and bathroom
- * Excellent Hove location close to Hove station and the seafront.
- * Available now
- * Unfurnished with all white goods including washer/dryer
- * Council tax band A

Approach

Steps descend to lower ground floor, and front garden offers a raised planter laid to pebble shingle. Outside communal understairs cupboard housing gas meters and further communal cupboard housing electric meters. Covered entrance with outside light and timber panelled front door opening into:

Entrance Hall

Two built-in storage cupboards, covered radiator, wall-mounted Nest digital thermostat for central heating, directional spotlights on track, and Oak engineered wood flooring which extends through timber panelled door into:

Living/Dining Room

4.05m x 4.03m (13'3" x 13'2")
Double-glazed timber-framed bay window to front with fitted wide-slat Venetian blinds. Radiator and Oak engineered flooring.

Bedroom

4.05m x 3.50m (13'3" x 11'5")
Large double-glazed picture window with low sill overlooking rear garden. Radiator, high-level bookshelf and wall-to-wall floor-to-ceiling built-in wardrobes with sliding fronts.

Kitchen

3.08m x 2.83m (10'1" x 9'3")
Double-glazed sliding patio door to side opening onto rear garden. Fitted kitchen offering a range of wall and base units to include an integrated eye-level oven and integrated fridge. Wood block work surfaces extend to include an under-mounted stainless steel sink with mixer tap and part-metro-tiled splashback, alongside a four-ring gas hob and space for an under-counter freezer. Porcelain tiled floor with underfloor heating, cupboard housing gas combination boiler, and inset downlights.

Bathroom

Double-glazed timber-framed window to rear with fitted roller blind and further window to side. Three-piece bathroom suite comprising panel-enclosed bath with mixer taps and hand-held shower attachment on riser, contemporary wash hand basin set onto storage unit with mixer tap, and low-level WC. Porcelain tiled floor with underfloor heating.

South-Facing Rear Garden

Wall-enclosed to all sides. Landscaped with railway sleeper retained soil borders laid to pebble shingle, oversized Indian sandstone paving, and mature bay tree.



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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	
73	75
England & Wales	
EU Directive 2002/91/EC	

Council Tax Band: **A**