



Offers In Excess Of  
£425,000  
Share of Freehold

## Goldsmid Road, Hove

- AN OUTSTANDING TWO BEDROOM APARTMENT
- LANDSCAPED REAR GARDEN
- SHARE OF FREEHOLD
- PERFECT FIRST TIME BUY
- NO ONWARD CHAIN
- IDEAL CENTRAL LOCATION

Robert Luff & Co are delighted to offer for sale this rarely available two double bedroom, ground floor period apartment located in the heart of Seven Dials. This stunning apartment benefits from being beautifully refurbished throughout, landscaped rear garden and a Share of freehold.

Located in Goldsmid Road this apartment is on the doorstep of Seven Dials with its variety of bars, restaurants, cafes, supermarkets and local independent shops. The property is also located within close proximity to Brighton mainline station with its direct links to London and is also walking distance to central Brighton.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

### Entrance Hall

Front door leading into hall. Understairs storage cupboard.

### Shower Room

Walk in shower cubicle with shower. Wash hand basin set into vanity unity. Low level flush WC. Heated towel rail. Tiled walls and floor. Inset spotlights.

### Open Plan Lounge/Kitchen 18'87 x 14'28 (5.49m x 4.27m)

A range of matching wall and base units. Worktop incorporating one and half bowl sink unit with mixer taps and drainer. Built in oven. Built in hob with extractor fan over. Built in fridge/freezer. Built in dish washer. Two sash windows. Radiator. Picture Rail. Coving.

### Bedroom Two 12'34 x 9'63 (3.66m x 2.74m)

Sash window to rear. Inset spotlights. Radiator.

### Bedroom One 18'36 x 9'63 (5.49m x 2.74m)

Two windows to side aspect. Under stairs storage cupboard. Inset spotlights. Door leading to garden.

### Garden

Wall enclosed rear garden. Stairs leading to artificial lawn area. Decking seating area.

### AGENTS NOTES

SOF

Service Charge: £50 PA

Council Tax: B

EPC: C

28 Blatchington Road, Hove, East Sussex, BN3 3YU

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Total area: approx. 64.2 sq. metres (691.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		70	79
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.