



Goldstone Road, Hove



Guide Price
£315,000
Share of Freehold

- AN OUTSTANDING ONE BEDROOM APARTMENT
- LANDSCAPED REAR GARDEN
- IDEAL FIRST TIME BUY
- SHARE OF FREEHOLD
- IDEAL CENTRAL HOVE LOCATION
- MODERN DECOR THROUGHOUT

GUIDE PRICE: £315,000 - £325,000

Robert Luff & Co are delighted to offer to market this modern fitted one bedroom garden flat which is ideally situated in Goldstone Road in central Hove with easy access to everything that this highly popular and desirable city has to offer. This apartment benefits from being just a short walk from Hove seafront with seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. The property is also located within walking distance to Hove mainline station with its direct links to London and Church Road with its variety of bars, restaurants, cafes and local independent shops.

The accommodation features: Spacious Lounge, Fitted Kitchen, Contemporary Bathroom and a large bedroom. Outside, the property enjoys the use of a private, landscaped rear garden. Benefits include: Gas central heating, own street entrance and a share of the freehold.

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Accommodation

Entrance Hall

Bedroom 13'61 x 13'61

Bay window with shutters. Radiator.

Living Room 17'24 x 11'20

Solid wood floors. Radiator. Inset spotlights. Door to garden.

Kitchen 9'73 x 6'93

Modern fitted kitchen with matching wall and base units. Solid wood worktop with metro tiled splash back, stainless steel sink and mixer tap. Window to side. Electric hob, oven, grill and extractor fan. Space for Washing machine. Fridge Freezer.

Bathroom

Bath with shower overhead. Two double glazed windows. Tiled floor. Extractor Fan. Wash hand basin vanity. W.C. Heated towel rail. Boiler Cupboard.

Garden

An outstanding, landscaped rear garden. Benefitting from decked area, flower beds with sleeper surround, paved area with fitted wooden bench and potential for a lawned section.

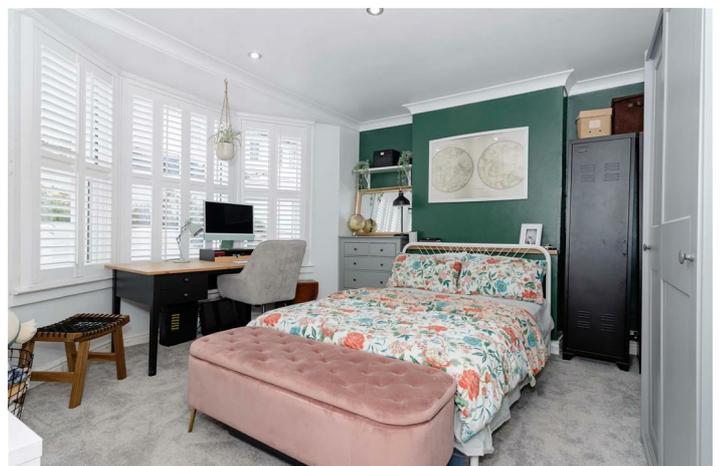
Agents Notes

Share of Freehold

Service Charge: As & When

EPC: C

Council Tax: A



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Floor Plan

Approx. 49.6 sq. metres (533.5 sq. feet)



Total area: approx. 49.6 sq. metres (533.5 sq. feet)

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | | 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.