



## Goldstone Crescent, Hove

Guide Price  
£350,000  
Leasehold

- A BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT
- FIRST COME FIRST SERVE PARKING
- CLOSE PROXIMITY TO HOVE MAINLINE STATION & LOCAL AMENITIES
- HIGHLY SOUGHT AFTER HOVE PARK LOCATION
- LONG LEASE
- PERFECT FIRST TIME BUY

\*\*\* GUIDE PRICE £350,000 - £375,000 \*\*\*

Robert Luff & Co are delighted to bring to market this spacious two double bedroom, first floor apartment situated opposite Hove Park. Gannet House is ideally situated in the prestigious Hove Park district, offering views over Hove Park. The location is highly convenient, with Hove mainline railway station within walking distance, catering to commuters. A short stroll south leads you into the vibrant heart of central Hove, where you'll find a plethora of independent shops, bars, and restaurants.

Accommodation offers; two double bedrooms, living / dining room, separate kitchen and family bathroom. Other benefits include; West facing living room & being beautifully presented throughout.

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

**Robert  
Luff & Co**  
Sales | Lettings | Commercial



## Accommodation

Entrance Hall

Kitchen 12'6 x 6'11 (3.81m x 2.11m)

Lounge/Diner 19'11 x 12'4 (6.07m x 3.76m)

Bedroom One 15'1 x 11'6 (4.60m x 3.51m)

Bedroom Two 11'7 x 8'9 (3.53m x 2.67m)

Bathroom

WC

### AGENTS NOTES

LEASEHOLD: 953 YEARS REMAINING

SC: £1026 Every 6 months

EPC: D

COUNCIL TAX: C

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

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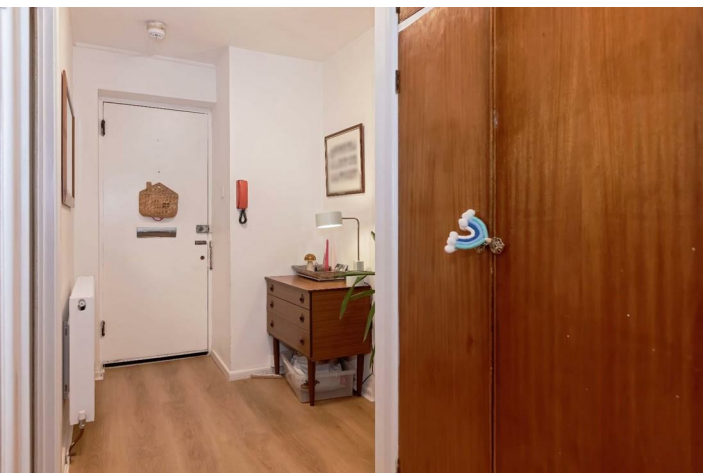
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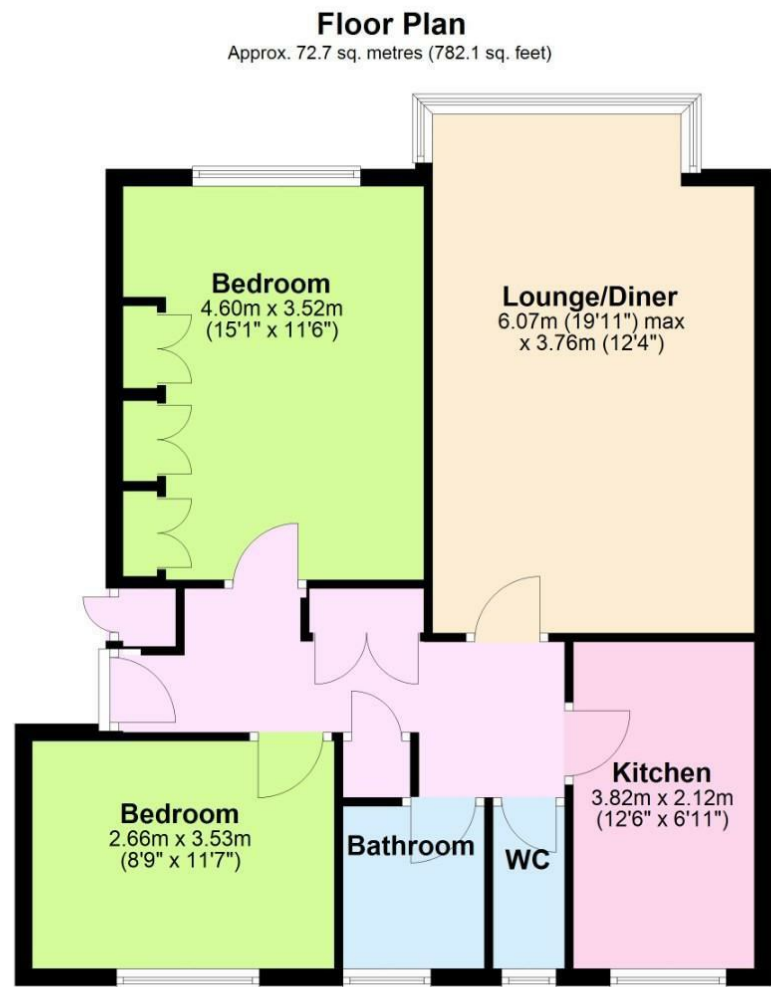




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Total area: approx. 72.7 sq. metres (782.1 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	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.