



Goldstone Road, Hove



Asking Price
£300,000
Leasehold

- ONE BEDROOM GARDEN FLAT
- WALKING DISTANCE TO HOVE STATION
- NEWLY RENOVATED BATHROOM WITH UNDERFLOOR HEATING
- POPULAR POETS CORNER LOCATION
- OWN STREET ENTRANCE
- IDEAL FIRST TIME BUY

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 South facing Lounge, Fitted Kitchen, Contemporary Bathroom with underfloor heating and a large bedroom. Outside, the property enjoys the use of a private, landscaped rear garden.

**Robert
Luff & Co**
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Accommodation

Own Street Entrance

Living Room 13'9" x 13'9" (4.20 x 4.20)

Kitchen 9'10" x 9'6" (3.0 x 2.90)

Bedroom 11'5" x 11'1" (3.50 x 3.40)

Shower Room 9'10" x 5'6" (3.00 x 1.70)

Private Rear Garden

Agents Notes

Tenure: Leasehold, Currently 87 Years, New Lease On Completion

Maintenance: As & When

Ground Rent: £200 Per Year

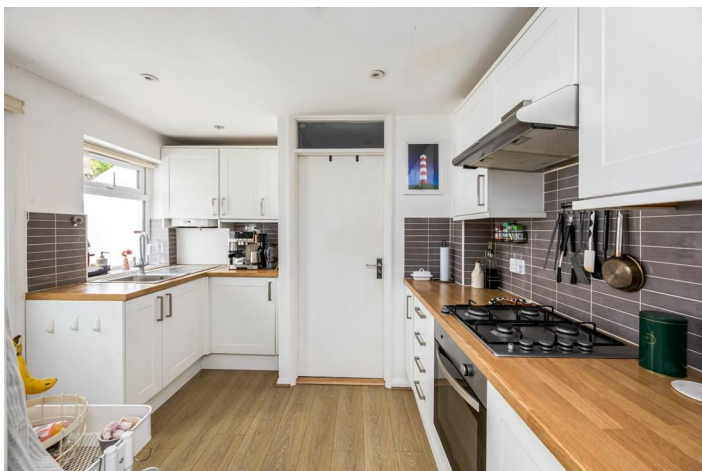
Council Tax Band: A

EPC Rating: TBC

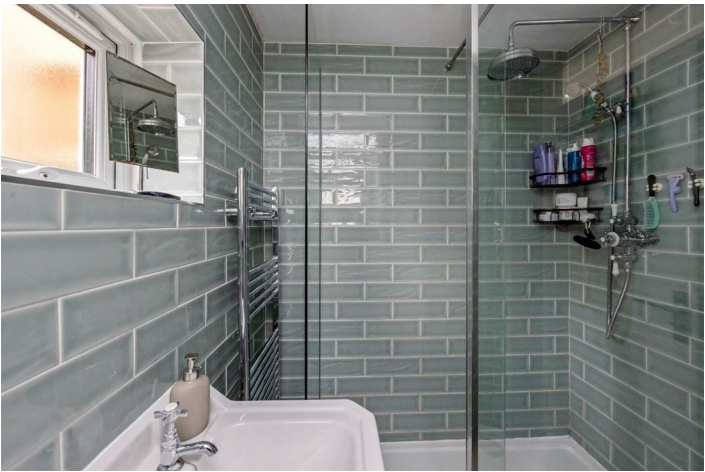
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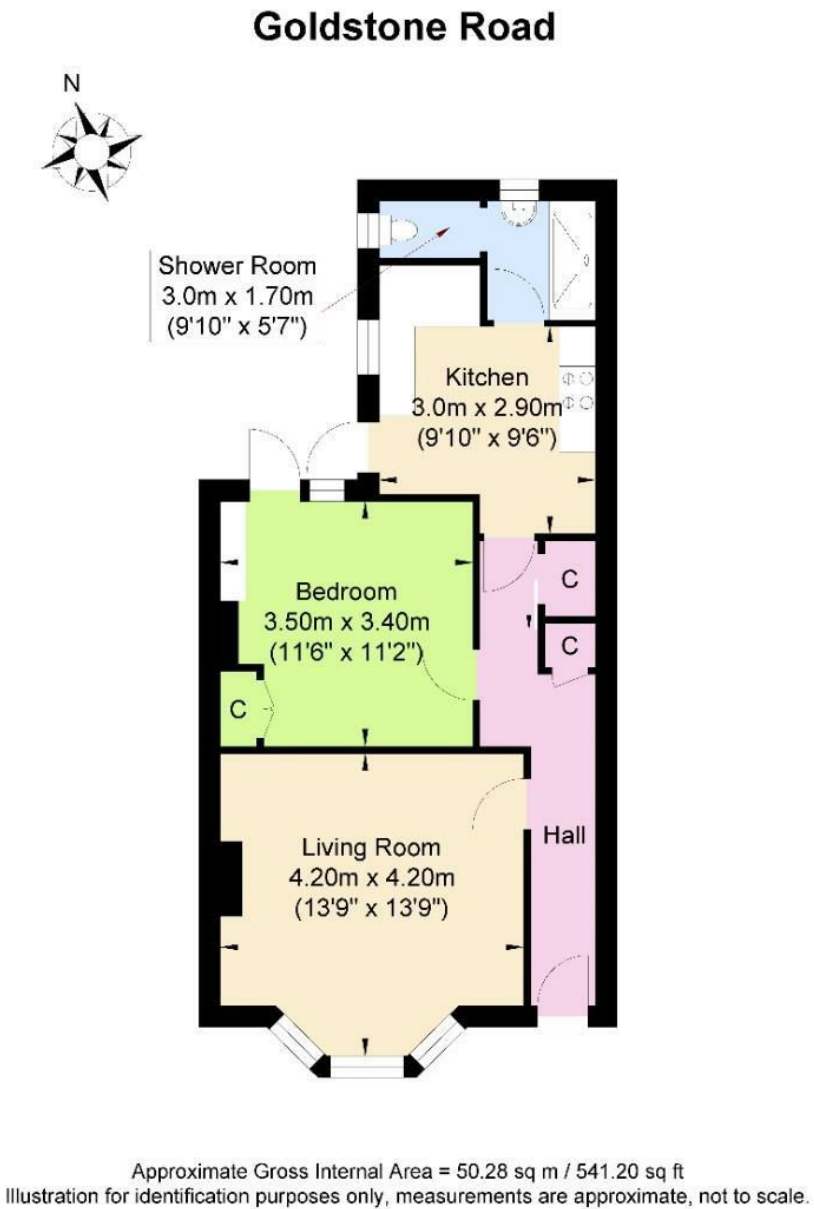
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
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.