



## Goldstone Road, Hove

Guide Price  
**£275,000**  
Share of Freehold

- A WELL PRESENTED ONE BEDROOM APARTMENT
- SOUTH FACING REAR GARDEN
- SHARE OF FREEHOLD
- NO ONWARD CHAIN
- CENTRAL HOVE LOCATION
- CLOSE PROXIMITY TO HOVE STATION & CHURCH ROAD

\*\*\* GUIDE PRICE £275,000 - £300,000 \*\*\*

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 moments from 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, Modern fitted Kitchen, Contemporary Bathroom and spacious double bedroom. Outside, the property enjoys the use of a private, landscaped rear garden which benefits from being south facing. Other benefits include a share of freehold, no onward chain and boiler is less than 3 years old.

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**Robert  
Luff & Co**  
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## Accommodation

Entrance Hall

Kitchen 10 x 9'4 (3.05m x 2.84m)

Lounge/Diner 17 x 11'3 (5.18m x 3.43m)

Bedroom 13'4 x 13'2 (4.06m x 4.01m)

Bathroom

South Facing Rear Garden

### Agents Notes

Share of Freehold

SC: As & When

EPC: C

Council Tax: A

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

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**Floor Plan**

Approx. 48.6 sq. metres (523.6 sq. feet)



Total area: approx. 48.6 sq. metres (523.6 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			
<b>England &amp; Wales</b>		70	77
	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>			
(39-54) <b>E</b>			
(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.