

## Goldstone Lane, Hove



Guide Price  
£400,000  
Leasehold

- AN EXCEPTIONAL TWO BEDROOM, TWO BATHROOM APARTMENT
- LOCATED ON THE THIRD FLOOR WITH SEA VIEWS
- ALLOCATED PARKING
- 992 YEAR LEASE
- HIGHLY SOUGHT AFTER CENTRAL HOVE LOCATION
- CLOSE PROXIMITY TO HOVE PARK
- MOMENTS FROM HOVE PARK

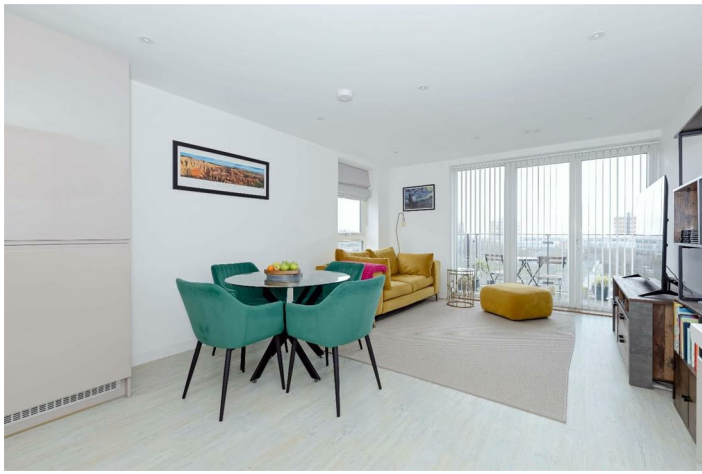
\*\*\* GUIDE PRICE £400,000 - £425,000 \*\*\*

Robert Luff & Co are delighted to bring to market this spacious two bedroom, third floor apartment situated in the The Chrome Works, Goldstone Lane, built in 2019. This apartment benefits from being in close proximity to a large Waitrose store, parks and cafés as well as popular local schools. Conveniently close to bus routes and within walking distance of Hove mainline station, the property has easy access to the A23 and A27 and is also just a short journey from Brighton & Hove city centre.

The accommodation within the property briefly comprises two double bedrooms, two bathrooms, open plan kitchen/living area with access to a south facing balcony with distant sea views. Also benefiting from allocated parking and a 992 year lease.

T: 01273 921133 E:  
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## Accommodation

Entrance Hall

Kitchen/Lounge/Diner 20'10 x 12'6 (6.35m x 3.81m)

Bedroom One 14'11 x 9'4 (4.55m x 2.84m)

En-Suite

Bedroom Two 12'8 x 10'3 (3.86m x 3.12m)

Bathroom

South Facing Balcony

Allocated Parking

### AGENTS NOTES

Leasehold - 992 Year Remaining

SC: £2,795.64 PA

GR: £250 PA

Council Tax: C

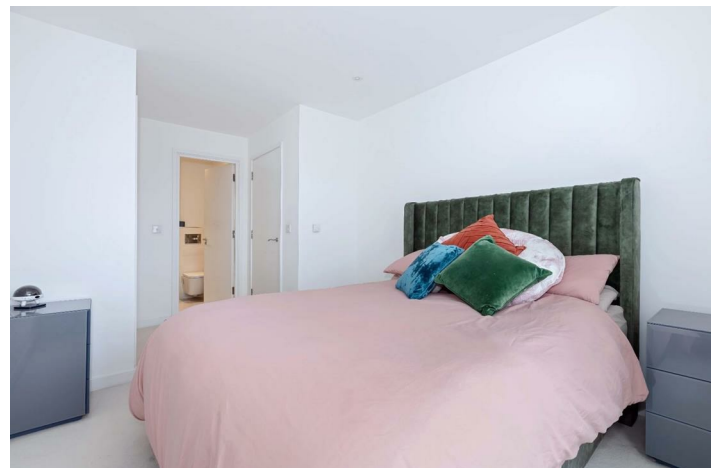
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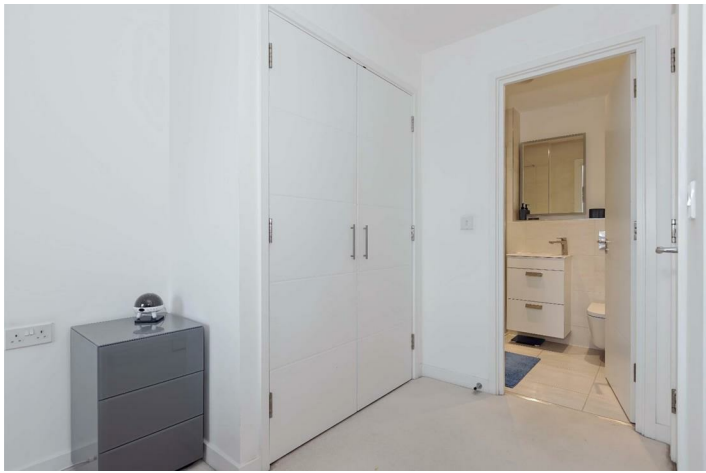
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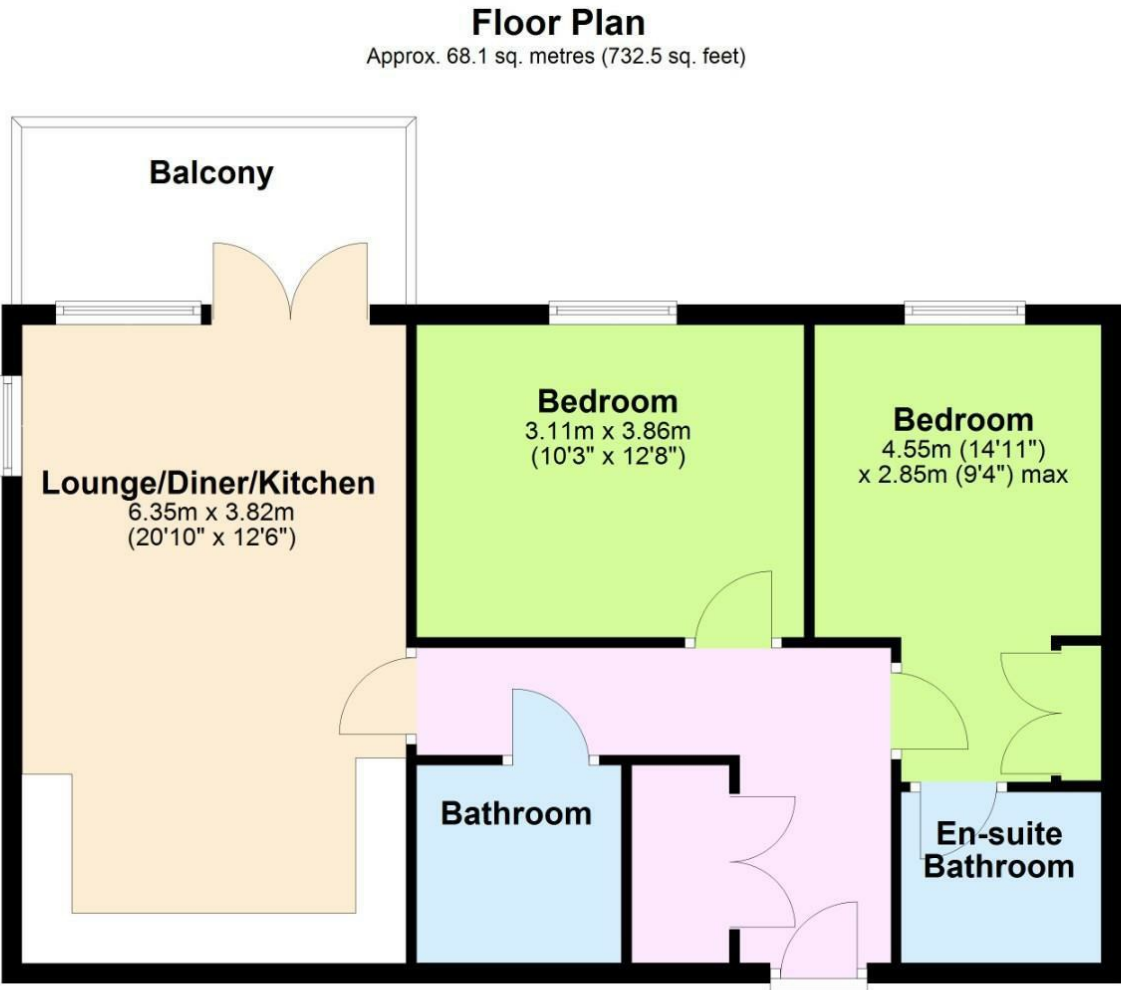
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Total area: approx. 68.1 sq. metres (732.5 sq. feet)

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