



## Goldsmid Road, Hove



£1,750

- A WELL PRESENTED TWO BEDROOM GARDEN APARTMENT
- IDEAL SEVEN DIALS LOCATION
- CLOSE PROXIMITY TO LOCAL AMENITIES & BRIGHTON STATION
- AVAILABLE EARLY JULY
- COUNCIL TAX BAND - C
- EPC RATING - C

Robert Luff & Co are delighted to offer for sale this rarely available two double bedroom, ground floor period apartment located in the heart of Seven Dials. This stunning apartment benefits from being well presented throughout, a landscaped rear garden.

Located in Goldsmid Road this apartment is on the doorstep of Seven Dials with its variety of bars, restaurants, cafes, supermarkets and local independent shops. The property is also located within close proximity to Brighton mainline station with its direct links to London and is also walking distance to central Brighton.

Taking up the entire ground floor of a period townhouse this apartment is well laid out, featuring two bright bedrooms with built in wardrobes, and a modern, well-equipped bathroom. The spacious living room with its floor to ceiling sash windows offers an impressive space with an abundance of natural light. The property also comes with a garden, perfect for those summer evenings.

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**Robert  
Luff & Co**  
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## Accommodation

Entrance Hall

Kitchen 7'10 x 5'1 (2.39m x 1.55m)

Lounge/Diner 18'6 x 14'5 (5.64m x 4.39m)

Bedroom One 13'7 x 9'4 (4.14m x 2.84m)

Bedroom Two 10'7 x 8'10 (3.23m x 2.69m)

Bathroom





| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |  |                                                     |           |
|---------------------------------------------|---------|------------------------------------------------|--|-----------------------------------------------------|-----------|
|                                             | Current | Potential                                      |  | Current                                             | Potential |
| Very energy efficient - lower running costs |         |                                                |  | Very environmentally friendly - lower CO2 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 CO2 emissions |           |
| England & Wales                             |         | EU Directive 2002/91/EC                        |  | England & Wales                                     |           |

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.