



Goldstone Road, Hove

Guide price £900,000 to £950,000

HEALY
& NEWSOM

EST. 1990







Goldstone Road, Hove, BN3 3RH

Guide Price £900,000 to £950,000

A stunning Victorian terraced house finished to an exceptional standard throughout. Spanning three floors, the property boasts three spacious bedrooms and two inviting reception rooms, making it an ideal family home.

As you enter, you are greeted by an abundance of natural light that flows seamlessly through the open-plan lower ground floor. This area features exquisite engineered oak flooring and a bespoke kitchen, complete with luxurious Carrara marble countertops, solid wood units, a striking Terrazzo marble range cooker splashback and integrated dishwasher. There is also a thoughtfully designed utility room with bespoke crafted units, equipped with a new boiler, integrated fridge, freezer and washer dryer, along with a door leading to a W.C. The kitchen and utility are not only stylish but also practical, with doors opening to a delightful south-facing rear garden, perfect for enjoying sunny afternoons.

The upper floor presents a wonderful through living room, enhanced by a high-efficiency log burner stove, creating a warm and inviting atmosphere. This level also includes an entrance hall with original corbels and ceiling cornice, a separate W.C. and a cleverly designed bedroom featuring a concealed wall bed, offering versatility for guests or family.

On the top floor, you will find a rear aspect double bedroom with fitted wardrobes and garden views, alongside another front double bedroom that boasts two double glazed sash window and wardrobes to one side. A luxury wet room bathroom featuring twin sinks creates a sophisticated, spa-like sanctuary.

The charming, south-facing garden is a tranquil oasis, featuring a low maintenance design with reclaimed brick paving. A sheltered sun trap with evergreen clematis, Sambucus tree and a grapevine, creating a secluded space in which to relax and unwind. Situated in a prime location, with easy access to Hove seafront and mainline station, this home is perfect for those who appreciate both comfort and convenience.

Location

This attractive Victorian terraced house is situated in an ideal central residential location that is in close proximity to several green spaces including Hove Park. Hove mainline railway station is less than half a mile in distance for those who need to commute, as well as easy access to the A27, A23 and other useful road links. Central Hove and the seafront are also conveniently close, also a great variety of local shops, restaurants and bars can be found along Church Road and George Street. More comprehensive range of shopping facilities can be found along Western Road and in Churchill Square shopping mall in central Brighton. Portland Road is just moments away with a selection of boutique clothing shops, independent stores and a selection of cafes. There are regular bus services nearby, affording access to all parts of the city and beyond.

This property is also ideally positioned for well regarded educational facilities that include West Hove Infant School, St Christopher's and St Andrew's School, in addition to a selection of local bilingual schools. The street itself enjoys a strong sense of community making it an excellent choice for those looking to settle in a friendly neighbourhood.

Additional Information

EPC rating: D

Internal measurement: 1,642 Square feet / 152.6 Square metres

Tenure: Freehold

Council tax band: C

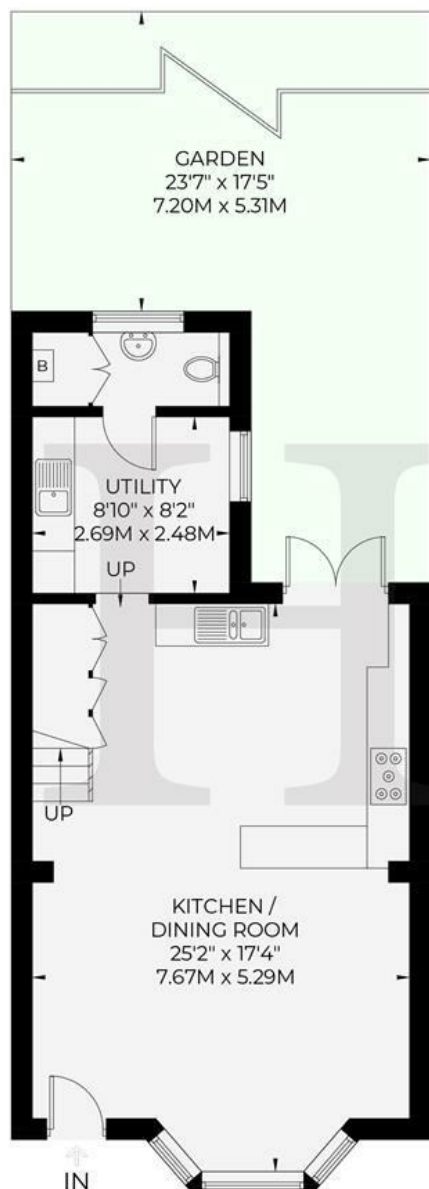
Parking zone: N

Hidden Features: New Worcester Greenstar 8000+ boiler installed in August 2026, reverse osmosis and re-mineralising water filter in kitchen, new insulated roof and rooflight window in bathroom.

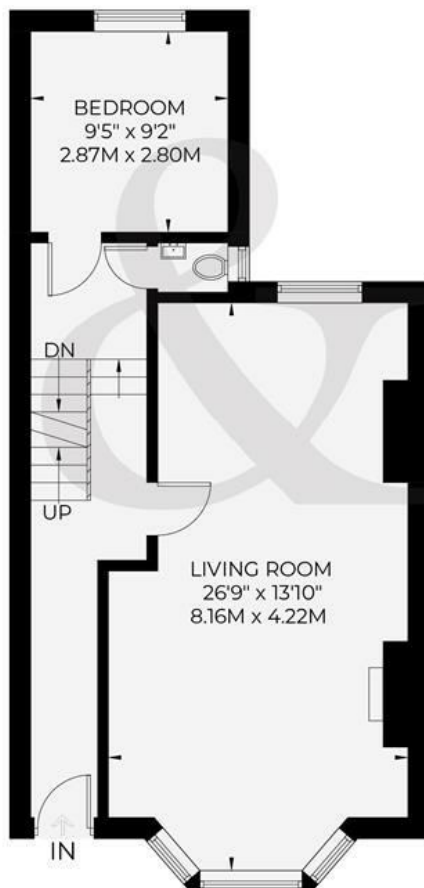
The property also boasts a significant loft space for those wishing to extend the accommodation. All exterior doors and windows are double glazed, except for one utility room window.



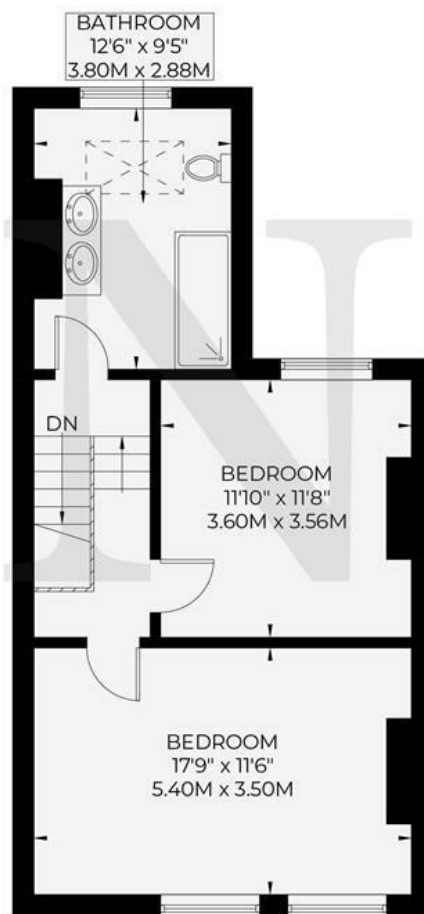




Lower Ground Floor
51.4 sq m / 553 sq ft



Raised Ground Floor
51.4 sq m / 553 sq ft



First Floor
49.8 sq m / 536 sq ft

APPROXIMATE GROSS INTERNAL AREA = 152.6 sq m / 1642 sq ft

Floor plan is for illustration and identification purposes only and is not to scale.

Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).



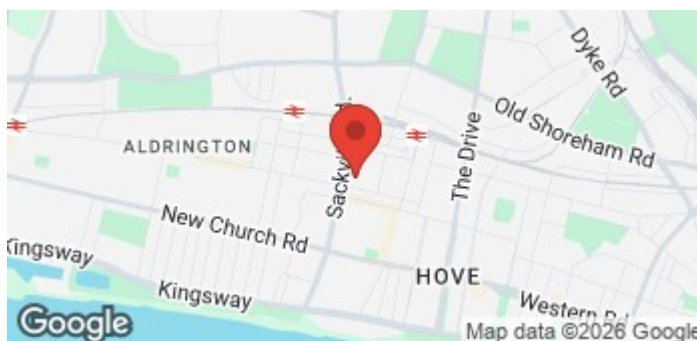
© For Healy & Newsom use only. All rights reserved.

**HEALY
& NEWSOM**

EST. 1990

19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

01273 746674
hove@healynewsom.co.uk
www.healynewsom.co.uk



VERY IMPORTANT NOTES - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.