



Goldstone Villas, Hove

£1,850,000

HEALY
& NEWSOM

EST. 1990







Goldstone Villas, Hove, BN3 3RR

A stunning six-bedroom Victorian house offering a perfect blend of period elegance and modern living. Just moments from Hove mainline station, this property is ideally situated for those seeking convenience and accessibility. The front garden offers off-road parking, whilst the exquisite large rear landscaped sunny garden is a haven for nature and relaxation.

As you step inside, you are greeted by two inviting reception rooms that showcase the home's original character. The front reception room features an original tile hearth and a marble fireplace, complete with a cosy wood-burning stove, perfect for those chilly evenings. The through reception room boasts beautiful views of the garden, enhanced by an original pocket sash window, two impressive fireplaces, and a bay window that bathes the space in natural light.

The heart of the home is undoubtedly the extended kitchen with underfloor heating, which offers dual aspect garden views, an adjacent pantry, utility room, convenient W.C. and a door leading to the cellar, providing additional storage space. The Houltie designed kitchen combines bespoke carpentry with luxury finishes that include granite worksurfaces and integrated appliances. This dual aspect room has stunning views and bifold doors opening to the garden, with dining and seating spaces, it is ideal for entertaining and relaxing.

The spacious first floor comprises of two bay fronted bedrooms and two further double bedrooms with serene views over gardens, there is a charming bathroom and a separate shower room. On the extended top floor, you will find two further double bedrooms, both with dual aspect windows and eaves storage, along with a separate bathroom featuring underfloor heating and a bath with a shower over.

This exceptional home is perfect for families or anyone seeking a blend of historical charm and modern amenities in a vibrant location. Don't miss the opportunity to make this stunning property your own.

Garden & Grounds

The property's larger-than-average (82 feet long), walled rear garden is a true gem, featuring an Indian sandstone patio and paths that lead to a second patio area at the end of the garden. The garden is adorned with raised floral borders that include rambling roses, magnolia and evergreen shrubs. Two small ponds encourage nature and wildlife to the garden and there is a vegetable plot with rhubarb and gooseberry plants, as well as a delightful apple tree.

The front garden has a cobbled off road parking space, EV charging cable has been installed and is ready to be connected should this be required, there is also bike storage. The original Minton tile path leads to the original front door, there is a mature Camelia and Strawberry tree adorning this beautiful approach to the property.

Location

The property is located on Goldstone Villas, ideal for commuters as Hove mainline train station is just moments away, providing a direct link to London Victoria, Gatwick airport and surrounding areas. Central Hove and the seafront are also conveniently close and 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. There are regular bus services on this road, 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, King's School, St Christopher's and St Andrew's School, in addition to a selection of local bilingual schools.

Additional Information

Tenure: Freehold

EPC rating: D

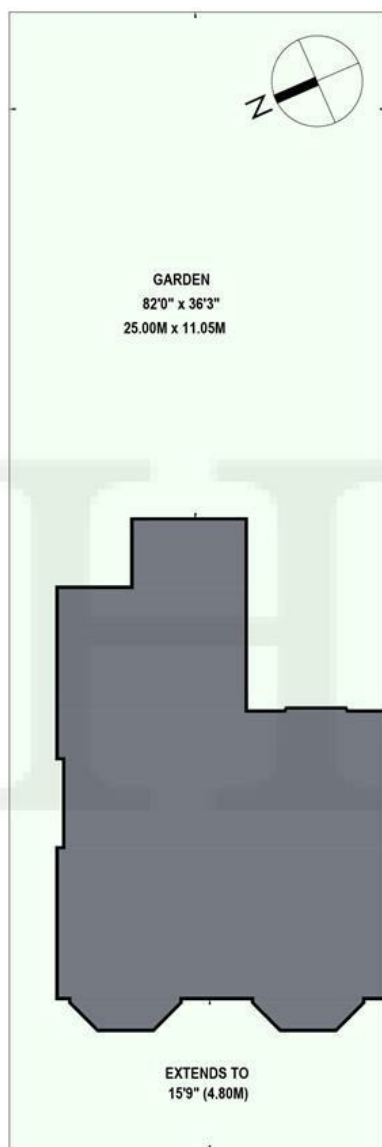
Internal measurement: 284.4 Square metres / 3061 Square feet

Council tax band: F

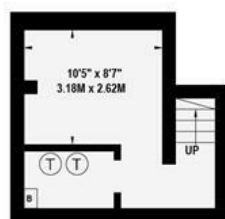
Parking zone: N



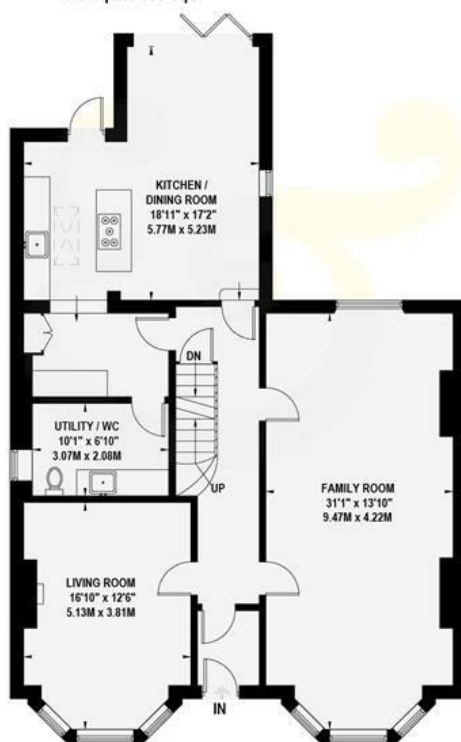




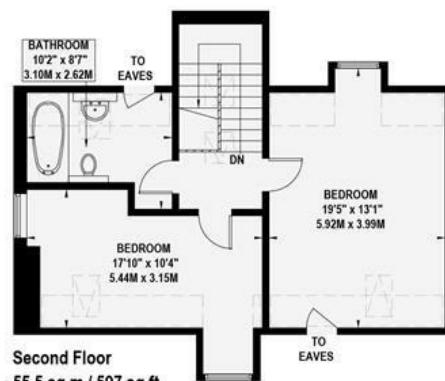
Site Plan



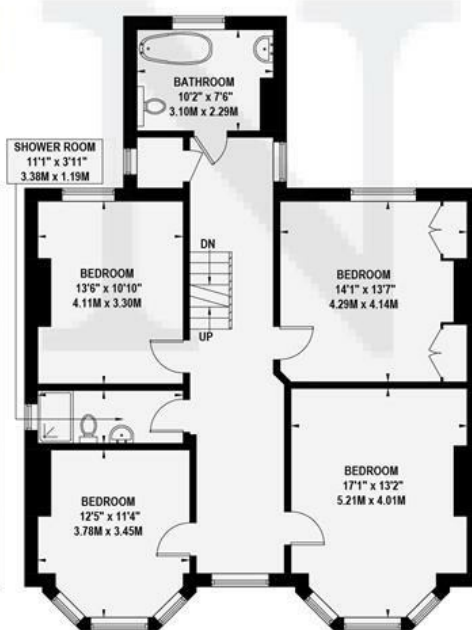
Basement
15.6 sq m / 168 sq ft



Ground Floor
114 sq m / 1227 sq ft



Second Floor
55.5 sq m / 597 sq ft



First Floor
99.3 sq m / 1069 sq ft

APPROXIMATE GROSS INTERNAL AREA = 284.4 sq m / 3061 sq ft
INCLUDING LIMITED USE AREA OF = 10.6 sq m / 114 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).



Prepared for Healy & Newsom 2026

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