



Goldstone Road  
Hove

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EST. 1990







# Goldstone Road, Hove, BN3 3RP

£268,000

A bright and spacious one-bedroom flat offering a delightful blend of modern living and classic elegance. Situated on the elevated ground floor, the apartment spans an impressive 507 square feet (47.1 sqm), providing ample space for comfortable living.

This exquisite flat on Goldstone Road presents a wonderful opportunity for first-time buyers or investors seeking a stylish and well-located home in Hove.

Recently refurbished throughout, the property boasts a contemporary palette complemented by new carpets, creating a fresh and inviting atmosphere. The heart of the home is the newly fitted kitchen, which features an integrated oven and a Smeg ceramic hob, perfect for culinary enthusiasts. The kitchen is further enhanced by new insulated LVT flooring, ensuring both style and practicality.

The bay fronted living room is a standout feature, showcasing an original Victorian fire surround and high ceilings that add character and charm. This inviting space is perfect for relaxation or entertaining guests. The double bedroom offers built-in storage and serene views, providing a peaceful retreat at the end of the day.

The bathroom is thoughtfully designed, complete with a mixer shower and wash hand basin, the W.C is separate, ensuring convenience and comfort. This flat is sold with a share of the freehold in a self-managed building, which means low outgoings for the new owner. Additionally, the property is offered with no ongoing chain, making it an ideal choice for those looking to move in without delay.

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## Location

Goldstone Road is situated in an excellent location, just 0.2 miles in distance from Hove mainline train station providing a direct link to London Victoria, Gatwick airport and surrounding areas. Central Hove and the seafront are also conveniently close. A great variety of local shops, restaurants and bars can be found along Church Road and George Street as well as a more comprehensive range of shopping facilities in Churchill Square shopping mall in central Brighton. There are regular bus services affording access to all parts of the City and beyond,

## Additional Information

EPC rating: C

Internal measurements: 507 Square feet / 47.1 Square metres

Tenure: Share of Freehold - 990 years remaining

Maintenance charges: £1,200 per year (£100 per month)

Council tax band: A

Parking zone: N



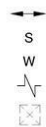
# Ground Floor



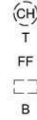
**H&N**

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 illustrative 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).

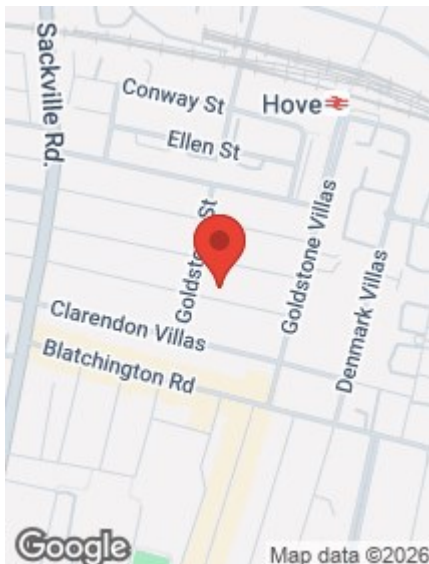
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Measuring Points  
Storage Cupboard  
Fitted Wardrobes  
Garden Shortened for Display  
Skylight



Ceiling Height  
Hot Water Tank  
Integrated Fridge / Freezer  
Head Height Below 1.5m  
Boiler



## 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 a 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.

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