



12 Goldstone Lane  
Hove, BN3 7RN

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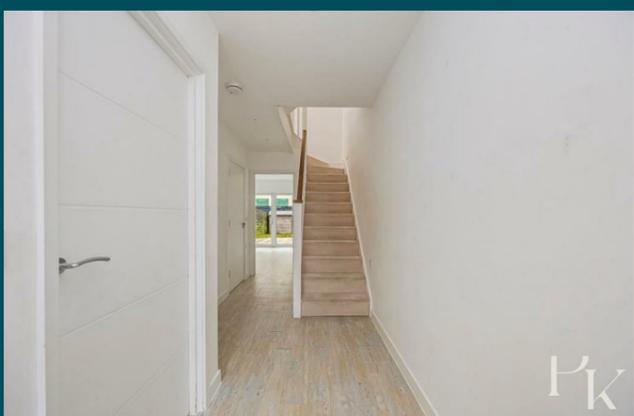
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# 12 Goldstone Lane

Hove, BN3 7RN

**Guide Price £700,000-£725,000**

This contemporary designed three-bedroom mid-terraced townhouse is ideally located in central Hove, benefiting from off-street parking and close proximity to the green open spaces of Hove Park.

Internally, the home offers bright and airy accommodation arranged over three thoughtfully designed floors, finished in neutral, contemporary tones throughout.

The ground floor features a well-proportioned kitchen fitted with stylish cabinetry. To the rear, an impressive open-plan living and dining area opens directly onto the garden through double doors, creating an ideal space for both everyday living and entertaining. Neighbours either side have extended this space to create an even larger room. A convenient downstairs WC completes this level.

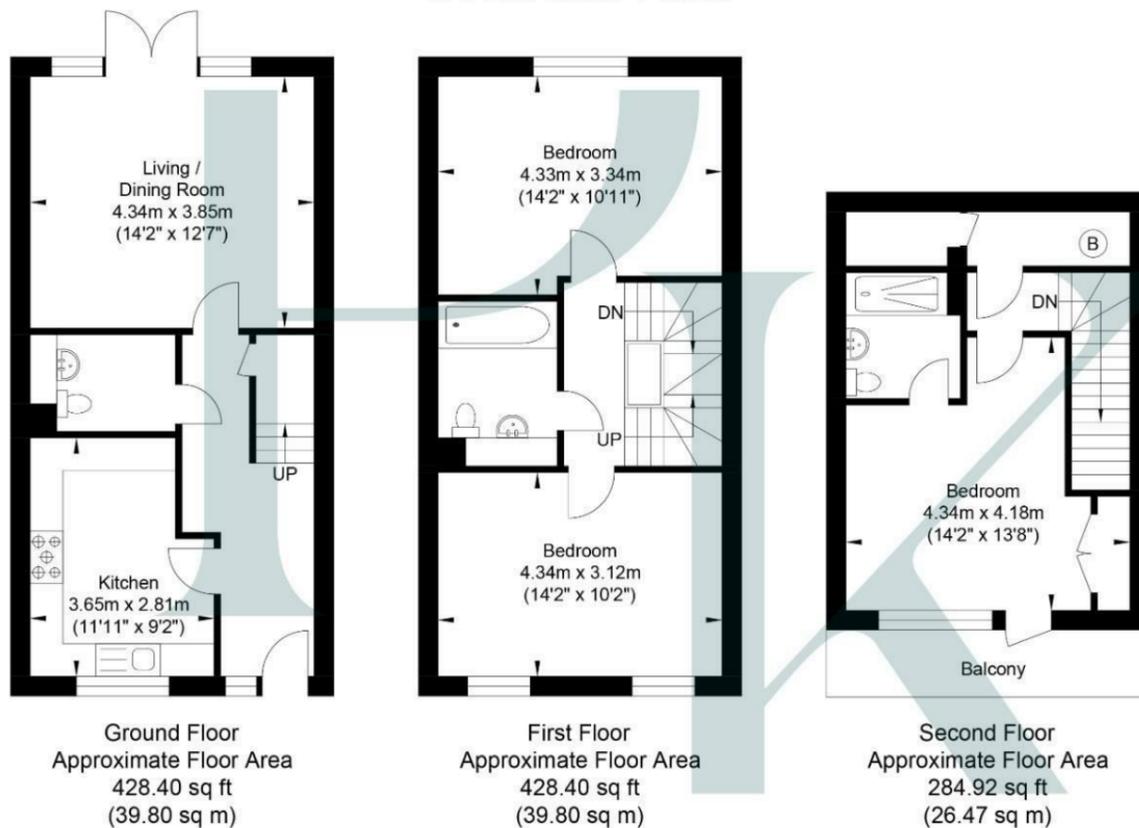
On the first floor are two generously sized bedrooms and a modern, fully tiled family bathroom. The top floor is dedicated to a spacious principal bedroom, complete with built-in storage, an en suite shower room and access to a private balcony, offering a peaceful retreat.

This unique townhouse is set within a highly desirable location, surrounded by excellent local amenities and green open spaces, including Hove Park with its café, children's playground and the ever-popular Park Run held on Saturday mornings. The property enjoys a central position with excellent connections across the city and the seafront is just a 20-minute walk to the south. With a selection of highly regarded schools close by and an easy commute to London from nearby Hove Station, this home is ideally suited to both families and professionals.

This modern home, only built circa 5 years ago, is being sold with the added benefit of no onward chain.



## Goldstone Lane



Approximate Gross Internal Area = 106.07 sq m / 1141.72 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
83	87

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

Pearson  
Keehan