



hamlyn  
smith.

Livingstone Road, Hove, BN3 3WL

£270,000



# hamlyn smith.



1 Bedroom



1 Reception



1 Bathroom

Hamlyn Smith is proud to present this charming one-bedroom apartment, thoughtfully arranged over two floors of a classic Victorian conversion. Ideally suited for first-time buyers or investors, this property is being offered with no onward chain.

- One Bedroom Maisonette
- Private Street Entrance
- Sought After Area
- Energy Rating - D
- Council Tax Band - B
- No Onward Chain
- Close To Hove Mainline Station







# hamlyn smith.

📍 50 Goldstone Villas, Hove, BN3 3RS

☎ 01273 762222

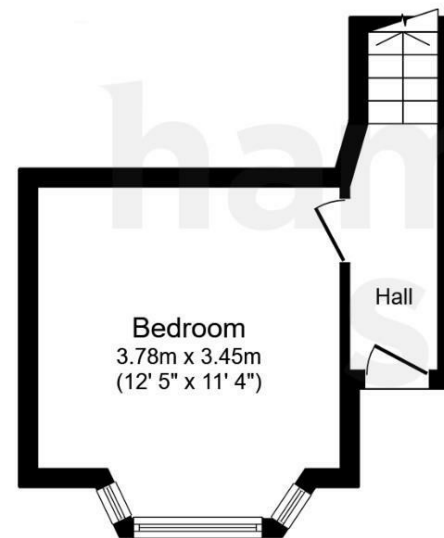
✉ hello@hamlynsmith.co.uk

The accommodation begins with an entrance hall leading to a well-proportioned bedroom featuring a large UPVC double-glazed bay window and convenient fitted wardrobes. The landing houses a high-efficiency 'Worcester Bosch' combination boiler and additional storage. The modern kitchen is fitted with 'Lamona' appliances, including an integrated dishwasher and microwave, with plenty of space for a washing machine and fridge-freezer. A separate, comfortable lounge offers built-in storage units, while the contemporary shower room features a fully tiled walk-in shower, vanity wash basin, and a heated towel rail.

The interior is characterized by a light and elevated feel, particularly in the south-facing kitchen which enjoys an abundance of natural sunlight throughout the day. The unique split-level layout provides a distinct sense of space and separation rarely found in one-bedroom apartments, creating a living environment that feels more like a house than a flat.

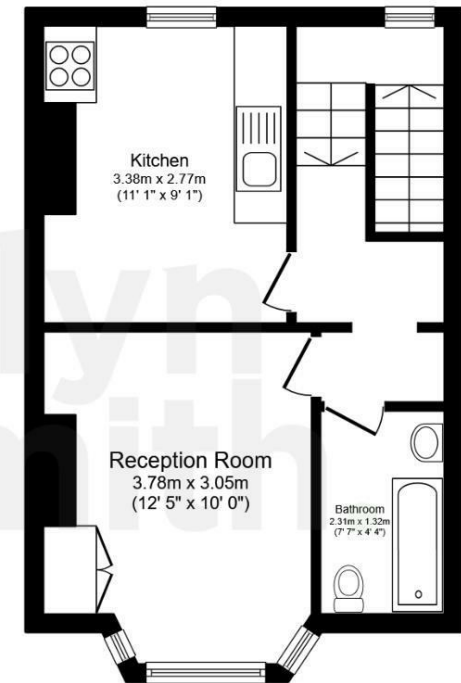
Situated on the highly sought-after Livingstone Road, you are perfectly placed to enjoy the very best of Hove. The vibrant shopping facilities, independent cafés, and popular eateries of Portland Road and George Street are all just moments away. For commuters, Hove Mainline Station is within close proximity, providing direct and frequent links to London and Gatwick, while excellent local bus routes offer easy access across the rest of the city.

\*\*Virtual staging has been used to enhance the images used for marketing\*\*



**Ground Floor**

Floor area 15.9 sq.m. (172 sq.ft.)



**First Floor**

Floor area 31.6 sq.m. (340 sq.ft.)

**Total floor area: 47.6 sq.m. (512 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

