



hamlyn  
smith.

Barnett Road, Brighton, BN1 7GH

£1,700 Per month

# hamlyn smith.

 2 Bedrooms

 1 Reception

 1 Bathroom

A stunning brand-new ground floor two-bedroom apartment set within an exclusive development, finished to a high standard throughout.

- Two Bedroom Ground Floor Apartment
- New Development
- Open Plan Kitchen
- Energy Rating - B
- Council Tax Band - TBC
- Under Floor Heating
- Communal Outside Space & Balcony
- Unfurnished
- Available Now





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📍 50 Goldstone Villas, Hove, BN3 3RS

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This stunning, brand-new two-bedroom apartment offers contemporary luxury living within an exclusive development, finished to an exceptional standard throughout.

The property boasts a spacious open-plan kitchen and living area, flooded with natural light and complemented by sleek oak-effect flooring — ideal for modern living and entertaining. The high-specification kitchen is fully integrated and beautifully appointed with premium integrated appliances, bespoke cabinetry, and elegant worktops.

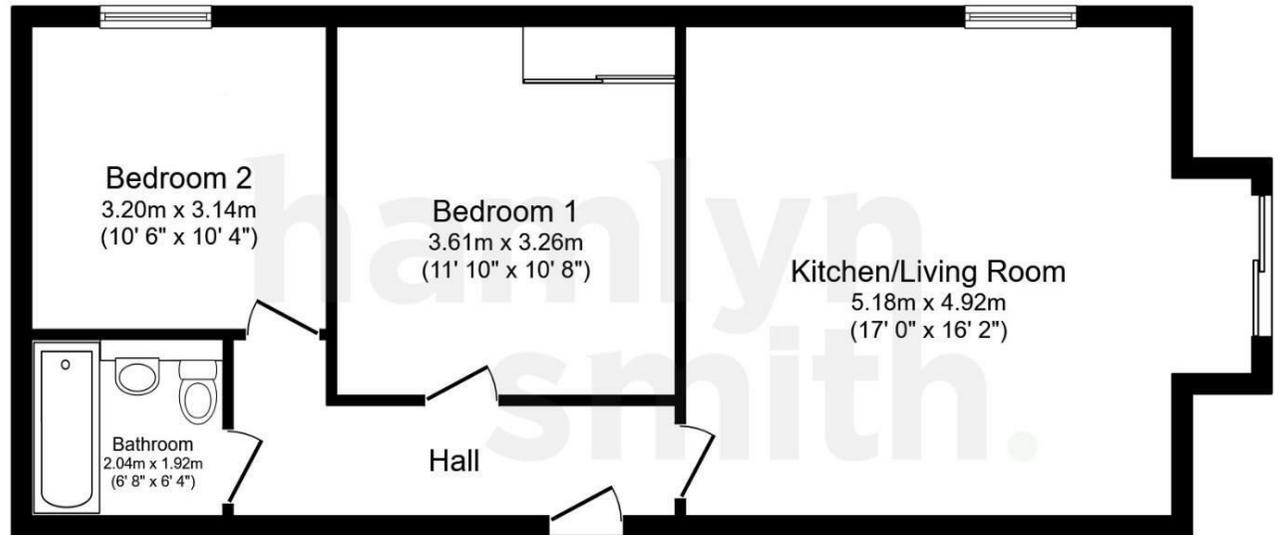
Both bedrooms are well-proportioned doubles, offering comfortable and versatile accommodation. The principal bedroom benefits from a small ground-level balcony, while the second bedroom is equally suited as a guest room or home office. A stylish bathroom completes the accommodation, finished with contemporary fittings and high-quality tiling.

Further benefits include underfloor heating, energy-efficient glazing, secure bike storage, and a secure entry system, ensuring comfort and convenience. Residents also enjoy access to landscaped communal areas, unrestricted on-street parking, and stunning south-westerly views across the city.

Ideally suited to professionals or sharers, this superb apartment offers the rare opportunity to be the first occupants of a beautifully designed new home, available for immediate occupation.

Situated in the popular Hollingdean area within a short stroll of local shopping facilities in Hollingbury Place, and with additional shopping facilities close to hand at Fiveways with its range of local independent shops, cafes and bars. Hollingbury Park and golf course are close by, with Blakers Park and Preston Park also being within easy walking distance with their recreational facilities. Numerous local schools catering for all ages are within easy reach and local bus services are close to hand in Hollingbury Place providing easy access to Brighton city centre and seafront.

\*\*Please note that virtual staging has been used to enhance some images for marketing purposes\*\*



**Ground Floor**  
Floor area 64.4 sq.m. (694 sq.ft.)

**Total floor area: 64.4 sq.m. (694 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](http://www.Propertybox.io)

