



hamlyn
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Livingstone Road, Hove, BN3 3WP

£290,000

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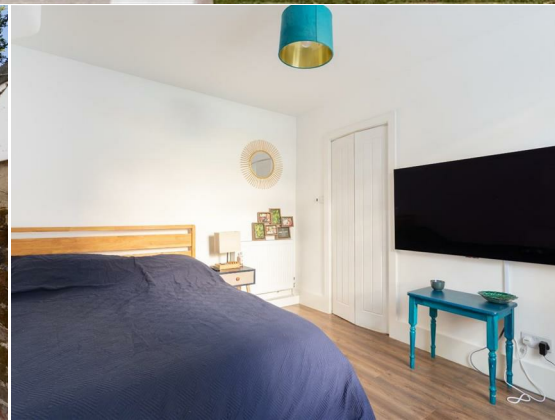
 1 Bedroom

 1 Reception

 1 Bathroom

A beautifully refurbished one-bedroom garden flat with its own private entrance and generous outdoor space, ideally located just moments from Hove station.

- One bedroom apartment
- Beautiful garden
- Own street entrance
- Share of freehold
- Recently refurbished
- No onward chain
- EPC rating - C
- Council tax band - A





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📍 50 Goldstone Villas, Hove, BN3 3RS

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Set on the lower ground floor of a Victorian terrace on Livingstone Road, this thoughtfully updated flat is accessed via a private entrance and opens into a hallway leading to the main living areas. The current owners have carried out a full renovation, including replastering, redecorating, new flooring, and a stylish new kitchen and bathroom. The flat has also had a new roof, ceiling and guttering over the bathroom in summer '23 — a real bonus for the new owners. Warm walnut-effect laminate flooring flows through the living room, bedroom and kitchen, creating a sense of continuity throughout. The living room includes built-in wardrobes, previously installed when the space was used as a bedroom. These are neatly integrated but could easily be removed if preferred.

The kitchen has a contemporary feel with soft sage-green cabinets and integrated appliances, all new in 2024. These include a Hotpoint gas hob, electric fan oven, and there is space for a washing machine, dishwasher or tumble dryer, and a full-height fridge freezer.

The bathroom has a clean monochrome design, with matte black fixtures, a thermostatic shower with both waterfall and hand-held heads, and attractive hexagonal floor tiles. White wall tiles are arranged vertically with contrasting grout, and a double-glazed privacy window brings in natural light. The flat is fully double-glazed and has an Ideal combination boiler.

Livingstone Road sits in Poet's Corner, a popular residential area of Victorian homes just a three-minute walk from Hove station. Local buses including the No. 7 and No. 21 run nearby, and the area has a friendly community feel with a wide choice of cafés, pubs and shops on Portland Road, Blatchington Road and Goldstone Villas. Parks including Hove Park, St Ann's Well Gardens and Stoneham Park are all within easy reach. For everyday essentials, there's a Co-op and Sainsbury's Local nearby, plus a Tesco Express on Denmark Villas and a larger Tesco on Church Road. Goldstone Retail Park is also close, with major stores such as TK Maxx and Lidl.

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Lower Ground Floor

Approx. 39.9 sq. metres (429.7 sq. feet)

Total area: approx. 39.9 sq. metres (429.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

