



## Goodwood Court, Hove, BN3 3DX

Offers in the region of £165,000  0  1  1 



- South Facing Studio Apartment
- Bathroom With Electric Shower
- Residents Parking
- Ideal First Time Purchase
- Vacant Possession- No Chain



- Spacious Separate Kitchen
- Passenger Lift
- Close To Hove Station
- Competitively Priced
- Sole Agent

# Goodwood Court, Hove, BN3 3DX

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### Summary

A bright South facing studio apartment, situated on the third floor of this well managed purpose built block. The studio room has a sunny Southerly aspect with double glazed tilt and turn windows.

The block benefits from a passenger lift and a residents car park at the rear.

The block is situated on a bus route providing access to most parts of Brighton & Hove, including the mainline railway station with commuter links to London. Church Road is situated approximately half a mile away with its popular shops, bars, restaurants and independent coffee shops.

### Entrance Hall

Ample useful built in storage, including large airing cupboard housing hot and cold water tanks. Further cupboard housing meters / fuse board.

Laminate flooring, wall mounted security door entry phone hand-set.

### Studio Room

17'3 x 12'6 (5.26m x 3.81m)

A lovely bright spacious South facing studio room. UPVC double glazed 'tilt & turn' windows distant sea views.

Built in double wardrobe cupboard with hanging rail and shelved storage space. Night storage heater, laminate flooring.

### Kitchen

10'9 x 6'3 (3.28m x 1.91m)

Fitted wood effect units at both base and eye level incorporating cupboards, drawers and grey granite effect working surfaces.

Sink unit with mixer tap. Integrated oven, hob and extractor fan. Plumbing for washing machine and further appliance space for fridge.

Built in larder cupboard, part tiled walls. UPVC window.

The kitchen can be approached from the hallway, or accessed via glazed double doors from the main studio room.

### Bathroom

Half tiled walls (fully tiled in shower area) Fitted white suite comprising panelled bath with mixer tap / shower attachment. Separate electric wall mounted shower.

Pedestal wash hand basin, low flush wc. Heated towel rail, extractor fan, UPVC window.

### Additional Information

Council Tax Band A

Parking Zone O

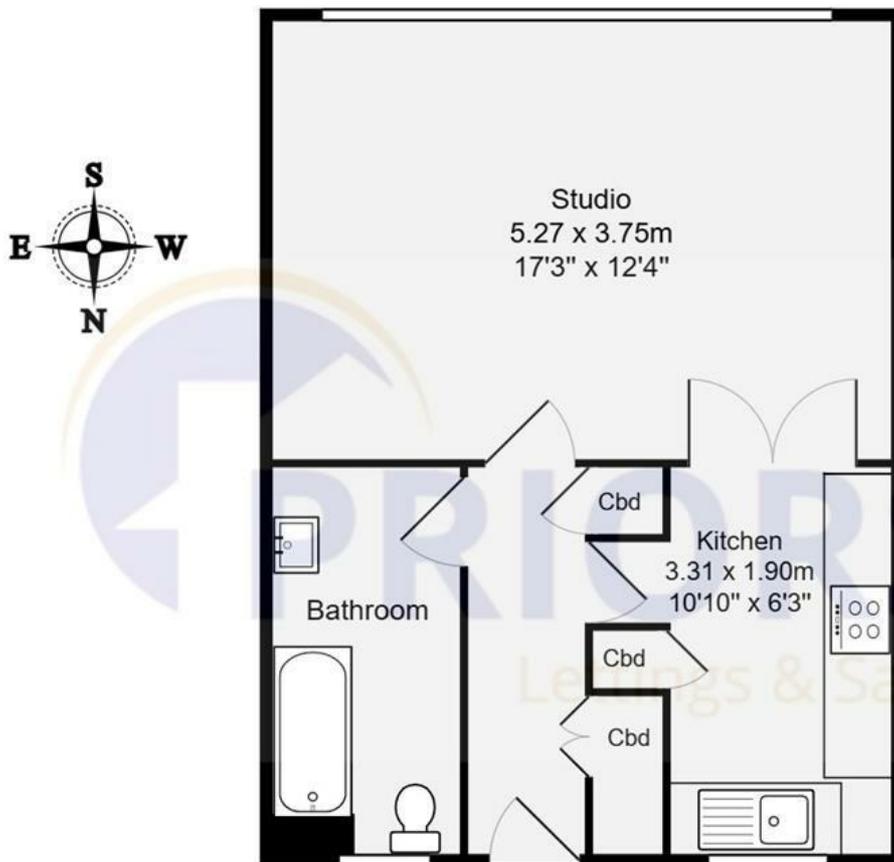
### Outgoings

Lease- Balance remaining on 999 year lease.

Maintenance / Serve Fund Charges for the period 1st April 2026 to 30th September 2026- £778.00

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Total Area: 38.0 m<sup>2</sup> ... 409 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

