



30 Goldstone Way

Hove BN3 7PB

Asking Price Of £750,000

- THREE BEDROOMS
- SHOWER ROOM
- KITCHEN
- LIVING/DINING ROOM

- LEAN-TO
- GARAGE
- SOUTH WEST FACING GARDEN
- RAISED FRONT PATIO

This detached bungalow offers tremendous potential to a prospective buyers with planning permission (now lapsed) to convert the loft space. The property currently offers three double bedroom accommodation with shower room, separate kitchen and through living/dining room. To the front is a large terrace with far reaching viewings towards the south downs and the west facing rear garden is secluded. The bungalow also has a larger than average garage with electric up and over door.

Being situated in this convenient location within walking distance of Hove Park and having easy access onto the A23/27. Hove mainline station, seafront and the City Centre are all within easy reach.

ENTRANCE HALL Radiator, hatch to loft space.

KITCHEN Incorporating one and a half bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, eye-level wall cupboards, 4-ring gas hob with extractor over, oven, UPVC double glazed window, 'Vaillant' gas-fired boiler, appliance space, part tiled walls.

LIVING/DINING ROOM UPVC double glazed window, two radiators, UPVC 'French' doors to:-

LEAN-TO Two sliding doors to garden, low level w.c., wash-hand basin and bath.

BEDROOM 1 UPVC double glazed window, fitted wardrobes, radiator.

BEDROOM 2 Fitted wardrobes, radiator.

BEDROOM 3

SHOWER ROOM Arranged as a wet room with shower section and 'Triton' shower, wash-hand basin, radiator, tiled walls.

OUTSIDE

GARAGE Electric door, power.

RAISED FRONT TERRACE

SOUTH/WEST FACING REAR GARDEN Tiered rear garden with two side accesses.

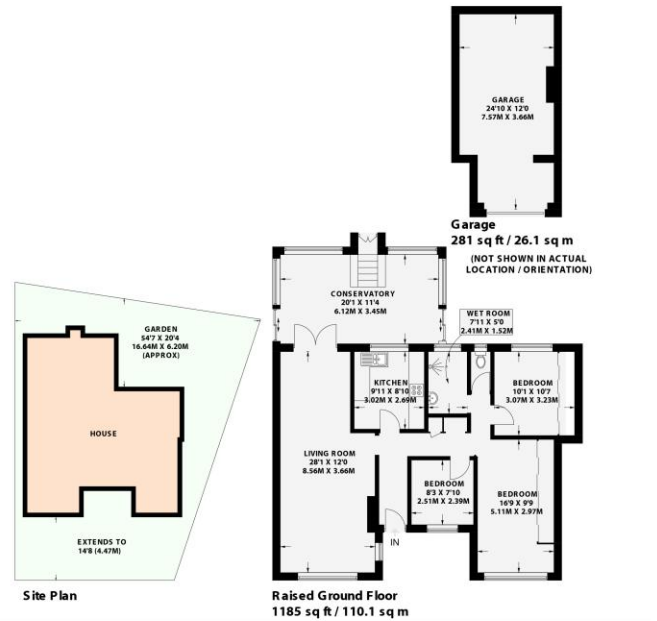
Council Tax Band D (As found via the government website: www.tax.service.gov.uk/check-council-tax-band).

GOLDSTONE WAY

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA / GARAGE)
1185 sq ft / 110.1 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA / GARAGE)
1448 sq ft / 134.5 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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CH Ceiling Height
 T Hot Water Tank
 FF Fridge / Freezer
 Head Height Below 1.5m
 M Measuring Points
 S Storage Cupboard
 W Fitted Wardrobes
 Garden Shortened for Display

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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