



# 233 Goldstone Crescent

Hove BN3 6BG

Offers In Excess Of £725,000

- STUNNING FAMILY HOME
- SKILFULLY AND TASTEFULLY EXTENDED AND UPDATED
- SECLUDED REAR GARDEN
- WONDERFUL OPEN PLAN KITCHEN/LIVING ROOM
- SEPARATE SITTING ROOM
- THREE GOOD SIZE BEDROOMS

**ENTRANCE HALL** Oak herringbone floor, radiator, understairs storage.

**CLOAKROOM** Comprising wash-hand basin, low level w.c., heated ladder towel rail, UPVC double glazed window, oak herringbone floor.

**KITCHEN/LIVING ROOM** Stunning space with a beautifully fitted kitchen with composite stone worksurfaces with a range of cupboards and drawers under, matching eye-level cupboards, 'Stoves' range cooker with extractor over, integrated fridge/freezer, washing machine and dishwasher, cupboard housing 'Worcester' gas-fired boiler, double sink with mixer tap, aluminium framed window overlooking the garden, tiled splashback, oak herringbone floor, breakfast bar, radiator.

The living area features a newly installed log burner with surround and hearth, radiator, oak herringbone floor, 'French' doors to garden.

**SITTING ROOM** Feature fire surround, UPVC double glazed window, radiator, Oak herringbone floor.

## FIRST FLOOR

**LANDING** Hatch to loft space, UPVC double glazed window.

**BEDROOM 1** UPVC double glazed window overlooking the garden, fitted cupboard, radiator.

**BEDROOM 2** UPVC double glazed window, fitted cupboard, radiator.

**BEDROOM 3** UPVC double glazed window overlooking the garden, fitted cupboard, radiator.

**FAMILY BATHROOM** Comprising walk-in shower with marble tiled surround, separate 'mode' bath with mixer tap and telephone style shower attachment, wash-hand basin with cupboard under, low level w.c., radiator, marble tiled floor, UPVC double glazed window.

## OUTSIDE PRIVATE DRIVE

**FRONT GARDEN** Laid to lawn with borders.

**REAR GARDEN** Mature garden with paved patio leading to a section of lawn with flower and shrub borders, second seating area to the rear garden, good size side area with shed having power and light, hot and cold taps. Gate offering side access.

### Portslade Branch

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