

3 Goldstone Road

Hove BN3 3RN

Asking Price Of £430,000

- STUNNING MAISONETTE
- SHARE OF FREEHOLD
- SPACIOUS ACCOMMODATION
- TWO DOUBLE BEDROOMS
- BATHROOM
- KITCHEN/DINING ROOM
- LIVING ROOM
- OWNERSHIP OF THE LOFT SPACE

Whitlock and Heaps are delighted to offer to market this stunning maisonette approached by its own private street entrance. Having been tastefully updated over the last five years offering spacious two double bedroom accommodation with a beautifully fitted kitchen and bathroom. The larger than average accommodation is arranged over two floors and comes with full ownership of the loft space which offers potential for conversion (stnc). Being sold with a share in the freehold. Situated in the central and desirable location within a few minutes walk of Hove mainline station, an array of eateries, cafes and shopping facilities as well as the seafront.

OUTGOINGS Share of freehold
 Remainder of 999 year Lease
 Maintenance: ad hoc

ENTRANCE HALL Coats cupboard, walk-in cupboard with plumbing for washing machine, UPVC double glazed window, radiator.

KITCHEN/DINING ROOM Incorporating 'Butler' sink with adjacent work surface, range of cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring gas hob with concealed extractor over, oven, integrated dishwasher, space for fridge/freezer, cupboard housing gas-fired boiler, UPVC double glazed window, tiled splashback, radiator.

LIVING ROOM Feature fireplace with tiled hearth and mantle over, UPVC double glazed bay window, 2 radiators.

BATHROOM Spacious and beautifully presented with feature roll-top bath and free standing mixer taps, separate walk-in shower, wash-hand basin with cupboard under, low level w.c., UPVC double glazed frosted window, radiator, heated towel rail.

FIRST FLOOR

LANDING Hatch to part boarded loft space, UPVC double glazed frosted window.

BEDROOM 1 Two UPVC double glazed windows, two radiators.

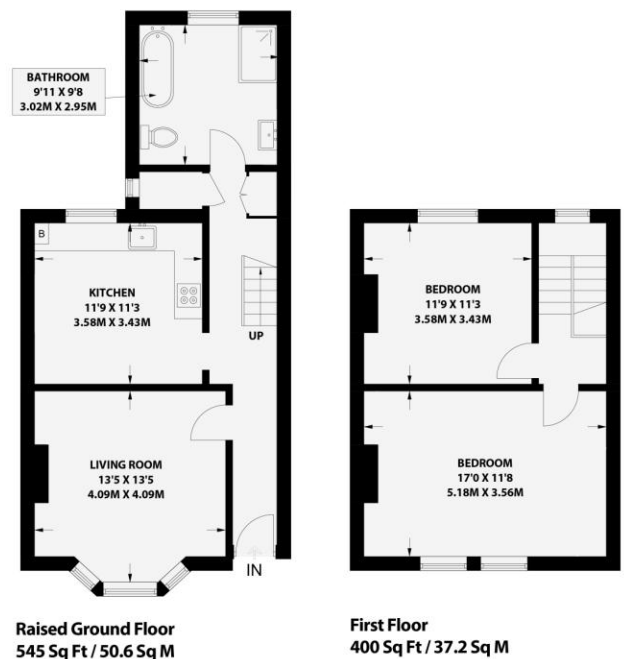
BEDROOM 2 UPVC double glazed window, radiator.

OUTSIDE Understairs storage cupboard.

GOLDSTONE ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA
 945 sqft / 87.8 sqm



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 | N | Certified Property Measurer |
| T | Hot Water Tank | | |
| FF | Fridge / Freezer | RCS | |
| HT | Head Height Below 1.5m | | |
| M | Measuring Points | | |
| S | Storage Cupboard | | |
| W | Fitted Wardrobes | | |
| G | Garden Shortened for Display | | |

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