



47 Goldstone Way, Hove BN3 7PA

Offers In Excess Of £600,000

- CHAIN FREE OPTION AVAILABLE
- 3 DOUBLE BEDROOMS
- LIVING ROOM
- DINING ROOM
- POTENTIAL FOR LOFT CONVERSION
- PRIVATE GARDEN
- OFF STREET PARKING
- PRESENTED IN EXCELLENT ORDER

Whitlock and Heaps are pleased to bring to market this desirable three bedroom semi detached family home **OUTSIDE** that is presented in good decorative order throughout **FRONT GARDEN** Laid to lawn. with a delightful kitchen/dining room and separate living room overlooking the garden. The property **PRIVATE DRIVE** features a secluded rear garden and benefits from a **REAR GARDEN** Paved patio and area of astro turf, private drive. Being situated in this sought after location flower borders, summer house, side access. on this nice quiet 'Way' with easy access to the A27/23, amenities in the City Centre and in the catchment for good local schools.

ENTRANCE HALL Understairs storage cupboard, radiator.

KITCHEN Incorporating one and a half bowl stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye-level wall cupboards, range gas cooker with stainless steel splashback and extractor, space for fridge/freezer and washing machine, cupboard housing gas-fired boiler, breakfast bar, UPVC double glazed windows and door to garden, steps to:-

DINING ROOM Double aspect, fitted cupboard, radiator.

LIVING ROOM Double aspect with UPVC double glazed windows, feature fireplace, radiator.

FIRST FLOOR

LANDING Hatch to loft space with pull-down ladder, fitted double cupboard.

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

BEDROOM 2 UPVC double glazed window, radiator.

BEDROOM 3 UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath with shower over and glazed shower screen, pedestal wash-hand basin, heated ladder style towel rail, UPVC double glazed window, tiled floor and part tiled walls.

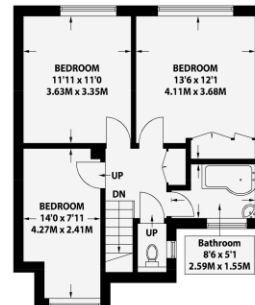
SEPARATE W.C. Low level w.c., tiled floor, part tiled walls, UPVC double glazed window, radiator.

GOLDSTONE WAY

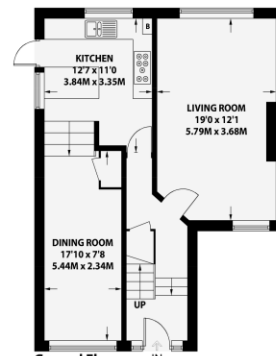
HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
1152 sq ft / 107.1 sq m

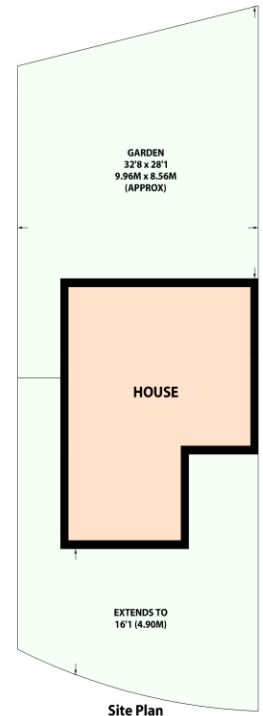
APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
1163 sq ft / 108.1 sq m



First Floor
542 sq ft / 50.4 sq m



Ground Floor
621 sq ft / 57.7 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 (RICS). 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
- SC Storage Cupboard
- W Fitted Wardrobes
- W Garden Shortened for Display



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Portslade Branch
48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch
65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



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