



Flat 3 57 Goldstone Road Hove BN3 3RG

Asking Price Of £315,000

- BEAUTIFULLY PRESENTED
- ONE DOUBLE BEDROOM
- LIVING/DINING ROOM
- MODERN KITCHEN
- CONTEMPORARY SHOWER ROOM
- REAR GARDEN
- PRIVATE STREET ENTRANCE
- SHARE IN THE FREEHOLD

Whitlock and Heaps are pleased to bring to market this exemplary one bedroom garden flat that over recent years has undergone an extensive refurbishment programme and is presented for sale in excellent order throughout. The modern kitchen opens onto the full width living/dining room that leads onto the spacious rear garden. The accommodation also features a good size double bedroom and contemporary shower room with additional benefits including a private street entrance and share in the freehold. Situated in this convenient location within a short walk of Hove mainline station and seafront. An array of eateries, cafes and shopping facilities are also close by.

PRIVATE STREET ENTRANCE Radiator.

KITCHEN Incorporating sink unit with mixer tap, adjacent work surface with cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring gas hob with concealed extractor over, electric oven, space for fridge/freezer, washing machine and dishwasher, 'Vaillant' gas-fired boiler, radiator, tiled splashback, UPVC double glazed window.

LIVING/DINING ROOM Radiator, door to garden.

BEDROOM UPVC double glazed window, radiator.

SHOWER ROOM Comprising walk-in shower, pedestal wash-hand basin, low level w.c., heated ladder style towel rail, tiled walls and floor, UPVC double glazed window.

OUTSIDE

REAR GARDEN Paved patio with steps leading to raised garden also being paved, with flower borders, outside tap.

OUTGOINGS Share of freehold
Lease: remainder of 999 years.
Maintenance: Adhoc basis.

GOLDSTONE ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA
533 sq ft / 49.5 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, figures, 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
- Measuring Points
- S Storage Cupboard
- W Fitted Washbasin
- G Garden Shortened for Display



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