



97 Goldstone Crescent, Hove BN3 6LS

Asking Price Of £1,600,000

- STUNNING FAMILY HOME
- SKILFULLY EXTENDED
- VERSATILE ACCOMMODATION
- SIX BEDROOMS
- TWO EN-SUITE SHOWER ROOMS
- FAMILY BATHROOM
- DELIGHTFUL GARDENS
- BEAUTIFUL KITCHEN/LIVING AND DINING ROOM

This exemplary family home comes to the market being presented in excellent order throughout having undergone an extensive refurbishment project by the current owners with this superb property now offering versatile six-bedroom accommodation benefiting from two en-suite shower rooms and a family bathroom. The ground floor accommodation features a separate living room with the focal point of the house being the open plan kitchen/living and dining room that leads onto the good size rear garden. The house is approached via wide private drive offering ample parking and leading to the garage. Situated in this prime residential location overlooking Hove Park and being within walking distance of Hove mainline station. The A23/27 is also easily accessible and within the catchment area of good local schools. Local amenities this vibrant City has to offer are all close by along with Hove seafront.

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

SPACIOUS ENTRANCE HALL Stained glass window, radiator, coats/store cupboard, under stairs storage.

CLOAKROOM Comprising wash-hand basin with cupboard under, low level w.c., tiled floor and UPVC double glazed window.

SITTING ROOM UPVC double glazed bay window with fitted shutters, feature fireplace, radiator.

KITCHEN/DINING AND LIVING ROOM Incorporating one and a half bowl stainless steel sink unit, adjacent worksurface with ambient lighting under, range of fitted cupboards and matching eye-level wall cupboards, floor to ceiling units to one wall incorporating integrated two fridges and two freezers, eye-level double oven, island with 'Aeg' five ring induction hob, drawers under, seating area, dining and seating area, underfloor heating, UPVC double glazed window, two sets of sliding doors with internal blinds to garden.

UTILITY ROOM Comprising stainless steel sink with drainer and mixer tap, adjacent laminate worksurface, space for tumble dryer and washing machine, eye-level wall cupboards, skylight, 'Worcester' gas-fired boiler, doors to garage and garden.

FIRST FLOOR

LANDING Spacious area with stained glass window, fitted double airing cupboard with megaflo tank and linen shelving to side, under stairs storage.

BEDROOM 1 UPVC double glazed window with fitted shutters, double wardrobe, radiator.

EN-SUITE SHOWER ROOM Fully tiled with walk-in shower, sink with drawers under, low level w.c., heated ladder style towel rail, UPVC double glazed frosted window, tiled floor.

BEDROOM 2 UPVC double glazed window overlooking the garden, radiator.

EN-SUITE SHOWER ROOM Comprising walk-in shower, wash-hand basin with cupboard under, low level w.c., heated ladder style towel rail, tiled floor.

BEDROOM 4 UPVC double glazed window overlooking the garden, radiator.

BEDROOM 5 UPVC double glazed window with fitted shutters, radiator.

BATHROOM White suite comprising panelled bath with shower over, wash-hand basin with drawers under, low level w.c., UPVC double glazed windows, tiled floor and part tiled walls, heated ladder style towel rail.

TOP FLOOR

LANDING Velux window.

BEDROOM 3 Two velux windows, radiator, eaves storage.

BEDROOM 6 Two velux windows, fitted cupboard, radiator.

CLOAKROOM Comprising low level w.c., sink with cupboard under, heated ladder style towel rail.

OUTSIDE

SWEEPING PRIVATE DRIVE Offering ample parking.

GARAGE Up and over door, power and light, door to utility.

REAR GARDEN Paved patio leading to two areas of lawn, shed, side access.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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