



26 Goldstone Crescent

Hove BN3 6BA

Offers In Excess Of £1,000,000

- PRESENTED IN EXCELLENT ORDER THROUGHOUT
- FOUR DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- DRESSING ROOM
- FAMILY BATHROOM
- SITTING ROOM
- KITCHEN/LIVING AND DINING ROOM
- UTILITY ROOM AND CLOAKROOM

Whitlock and Heaps are delighted to bring to market this exemplary family home that has been thoughtfully extended and refurbished to now offer stunning four double bedroom accommodation arranged over three floors with a delightful master suite to the top floor with an ensuite and separate dressing room. The accommodation flows wonderfully on the ground floor featuring a separate sitting room with log burner and the desirable open plan kitchen and living/dining room with bi-folds onto the good size south facing rear garden. The ground floor accommodation also includes a separate utility room, cloakroom and garage with ample parking to the front. Situated in this convenient location within a few minutes walk of Hove Park and Waitrose. Hove mainline station and centre are also within easy reach as is the A27/23.

ENTRANCE HALL Tiled floor, radiator.

CLOAKROOM Comprising pedestal wash hand basin, low level w.c, heated ladder style towel rail, tiled floor.

SITTING ROOM Log burner with tiled hearth, UPVC double glazed windows, radiator, exposed floorboards.

OPEN PLAN KITCHEN/LIVING AND DINING ROOM

Bespoke kitchen skilfully designed with floor to ceiling units including a double pantry with shelving and drawers having censored lighting. One and half bowl sink unit with mixer tap and boiling tap, adjacent quartz worksurfaces with range of cupboards and drawers under, inset four ring ceramic hob with built in extractor, eye level double oven, American style fridge/freezer, integrated dishwasher, island with deep pull out drawers, seating area, tiled underfloor heating, seating and dining sections, tiled floor with underfloor heating, window with seating section and bi-fold doors onto the garden.

UTILITY ROOM Comprising sink with mixer tap, Quartz worksurface with cupboards under and eye level wall cupboards, double tall cupboards with space for washing machine and tumble dryer, tiled floor, radiator, two sky lights, doors to garage and garden.

SITTING ROOM Log burner with tiled hearth, UPVC double glazed bay window, radiator, exposed floorboards.

FIRST FLOOR

LANDING UPVC double glazed window, radiator.

BEDROOM 2 UPVC double glazed bay window, radiator.

BEDROOM 3 Radiator, UPVC double glazed window and door to:

SOUTH FACING BALCONY

BEDROOM 4 UPVC double glazed window, radiator.

BATHROOM Contemporary suite comprising stand alone bath, separate walk in shower with tiled surround, sink with unit under, low level w.c, UPVC double glazed window, heated ladder style towel rail.

TOP FLOOR

MASTER SUITE

BEDROOM Large picture window with a southerly aspect and seating section, range of fitted cupboards and shelves, radiator.

ENSUITE SHOWER ROOM Beautifully fitted comprising walk in shower with tiled surround and seating area, wash basin with unit under, low level w.c, heated ladder style towel rail, double glazed window, tiled floor.

DRESSING ROOM Range of fitted hanging and shelving space, three velux windows, eaves storage.

OUTSIDE

GARAGE Double doors to the front and internal door to utility, power and light.

PRIVATE DRIVE Offering parking for numerous vehicles.

SOUTH FACING REAR GARDEN Excellent space with paved patio featuring a brick built barbeque and pizza oven, covered seating area leading to section of lawn.

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