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sales & lettings



Goldsmid Road, Hove

East Sussex

Guide Price **£375,000 - £400,000**



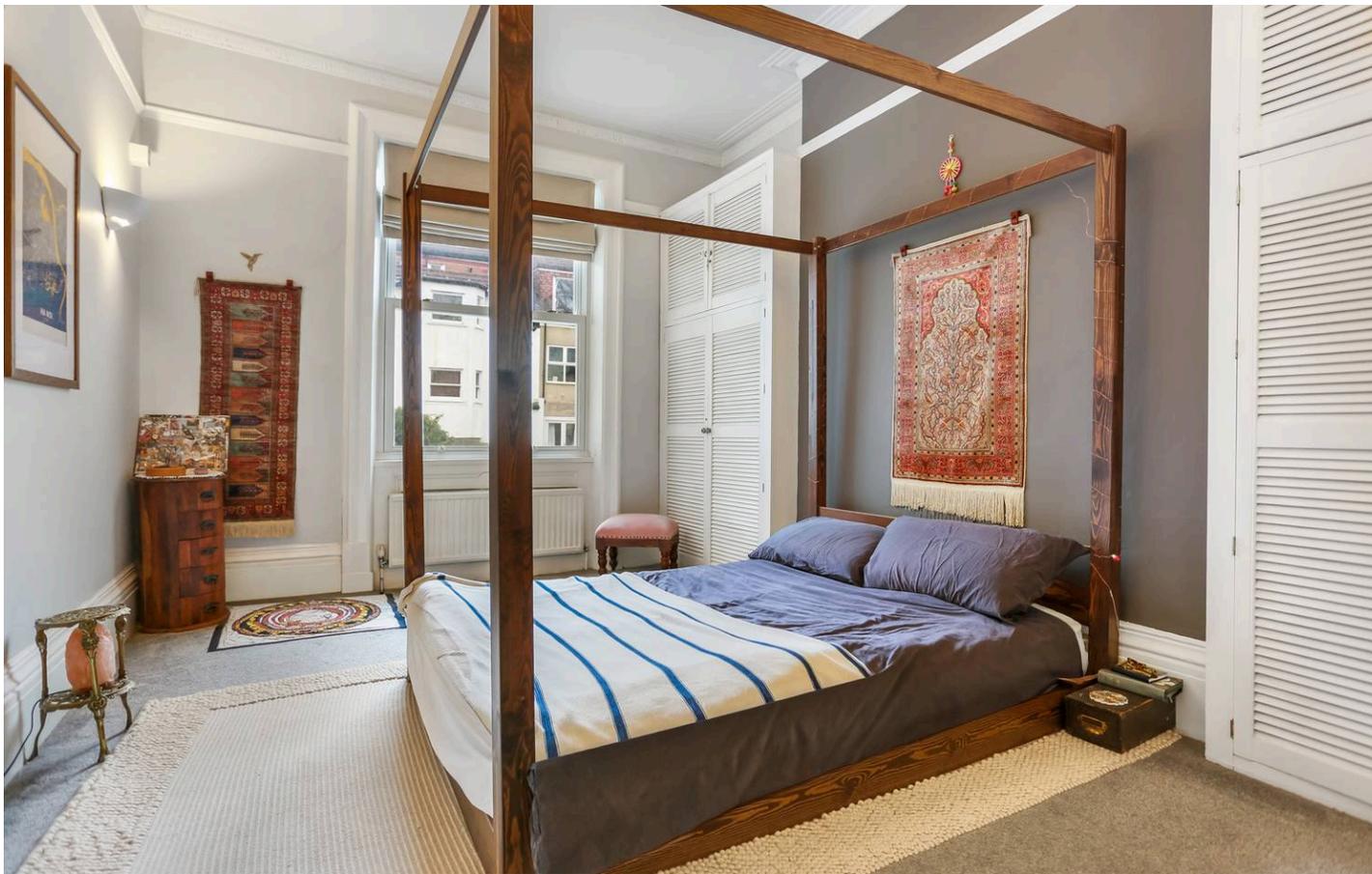
Goldsmid Road, Hove

Excellently located moments from Seven Dials and central Brighton and Hove, a ONE BEDROOM GROUND FLOOR APARTMENT with REAR GARDEN. Sold with NO ONWARD CHAIN.

Set in an elegant bay-fronted period terrace, this spacious apartment benefits from a host of period features. The generous living room is well proportioned with a large bay window, high ceilings, decorative coving and a picture rail, offering ample space to incorporate a dining area. A separate kitchen provides access to the generous rear garden with lawned and decked areas, creating the perfect space for relaxing and entertaining.

The double bedroom is filled with natural light from a large sash window and high ceilings and benefits from large fitted wardrobes, while the bathroom is fitted with a timeless white suite and an overhead shower.





The Local Area

Situated in the popular Seven Dials area, Goldsmid Road is only moments away from many independent shops, bars, cafes, and restaurants, while the high street stores of Western Road, Churchill Square Mall, and the bustling North Laines and The Lanes are just a short walk. When it comes to relaxing in green open spaces, St. Ann's Well Gardens and Dyke Road Park are within easy reach, offering a rose garden, an open-air theatre, tennis courts and children's playgrounds, as is the seafront and beach. Brighton mainline train station is just half a mile away, providing excellent commuter links with direct access to London, Gatwick and along the coast. Frequent bus services run into the centre of Brighton, Hove and to Devil's Dyke with its panoramic views and country walks.

Further Information

Goldsmid Road is located in Parking Zone O and Council Tax Band A, which is currently charged at £1,637.19 for 2025/26.

EPC Rating - C / Council Tax - A / Parking Zone - O

Broadband & Mobile Phone Coverage - Prospect buyers should check the Ofcom Checker Website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

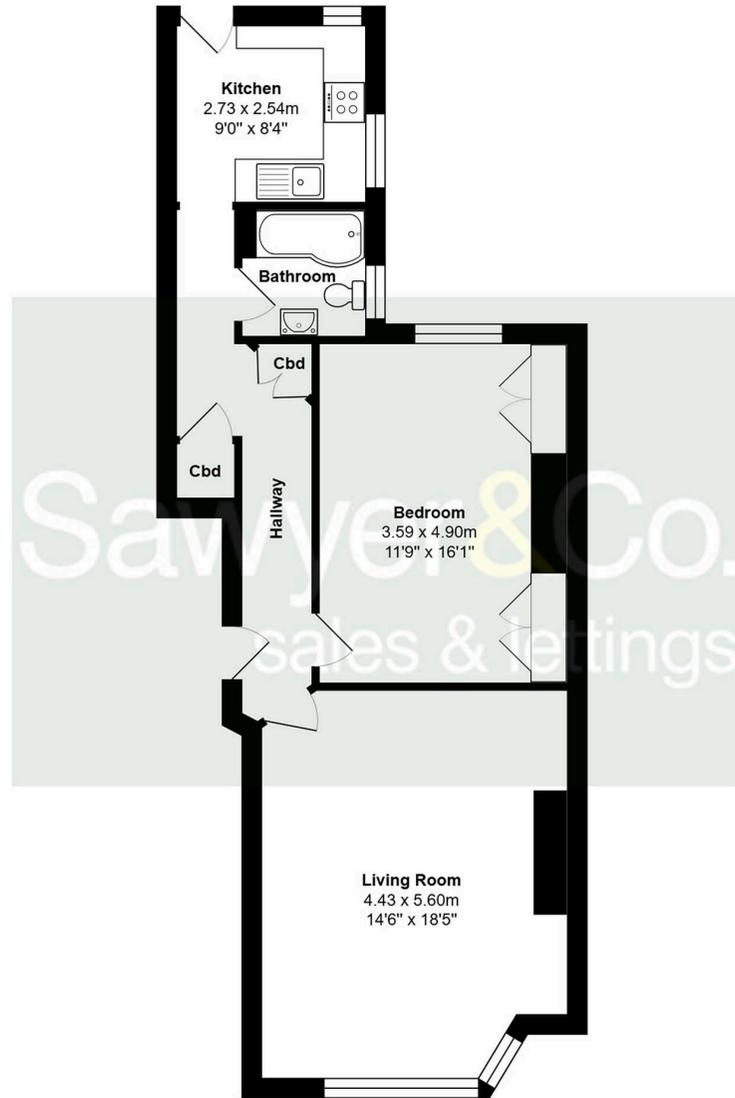
Tenure: Share of Freehold

Unexpired term on lease - 989 years

Service Charge - £1,200 pa

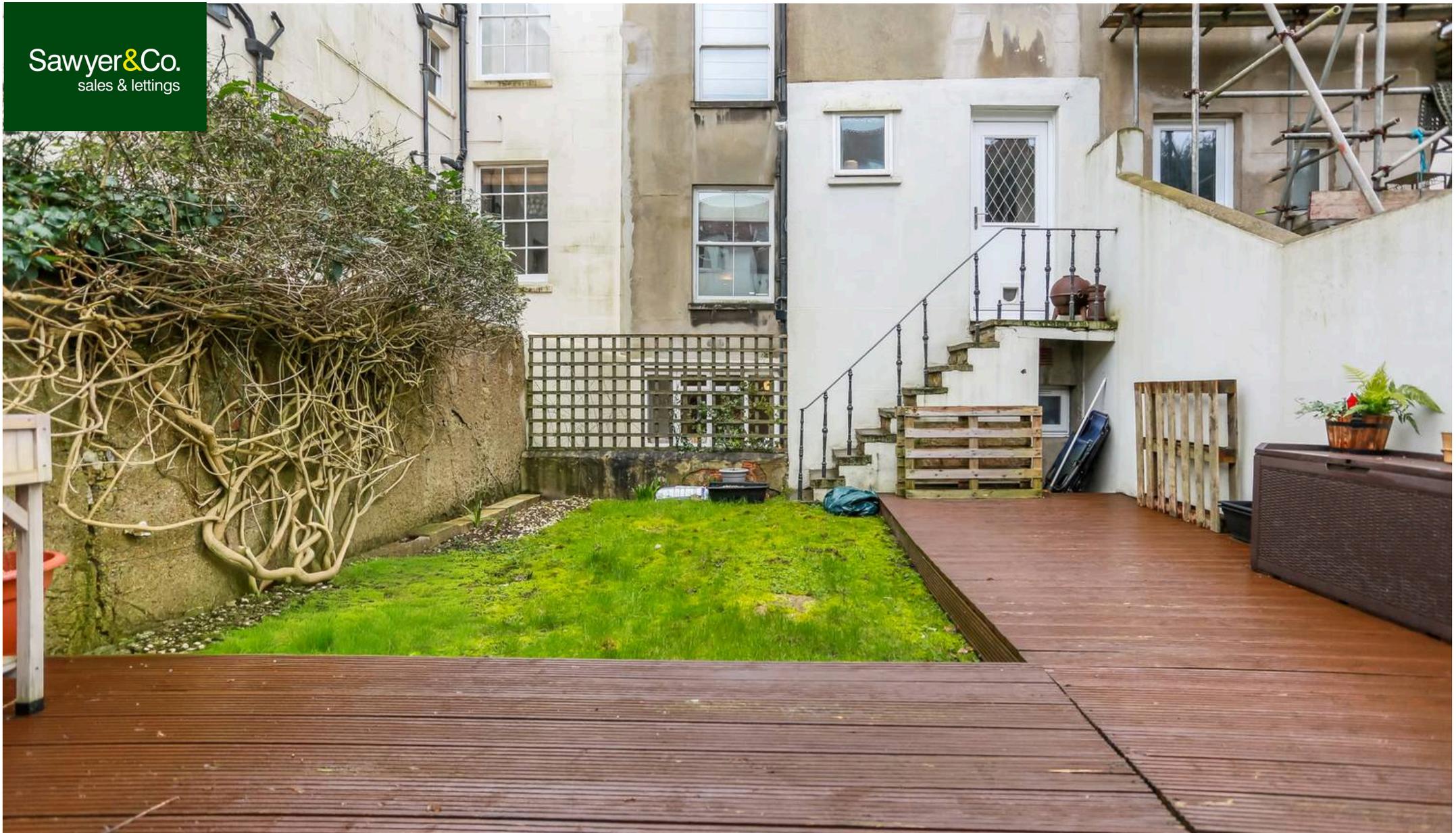
This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 62.4 m² ... 671 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.