



An immaculately presented, two bedroom purpose-built, first floor flat adjacent to the Seven Dials and within a short walk of Brighton mainline station offered for sale with no onward chain.

Goldsmid Road lies in the heart of the sought after Seven Dials where a wealth of shops, bars, restaurants, delis, cafe's and other amenities can be found. The bustling City Centre and seafront are easily accessible as is Brighton mainline station which is in nearby Queen's Road providing north-bound commuter links with London/The City.

Brought to the market in what is considered to be perfect condition throughout having been significantly improved in recent years by the current owners, this bright spacious, first floor, flat benefits from gas central heating, UPVC double glazed windows throughout, modern bathroom/WC and kitchen.

**Secure entry phone system with stairs rising to the first floor landing**

**Front door opening into**

**Reception hallway**

Double glazed window to the side, door leading to inner hallway with telephone entry system, radiator and storage cupboard, meters cupboard.

**Bedroom one**

Extensive range of fitted bedroom furniture to one wall providing hanging rail and shelved and drawer storage, double glazed window to the side, radiator.

**Bathroom**

White suite comprising of enclosed bath with thermostatically controlled shower and handheld shower attachment, glass shower screen, wash basin with storage beneath, tiled walls, towel radiator, double glazed window with obscured glass to the side, spotlighting.

**Bedroom two**

Double glazed window to the side, radiator.

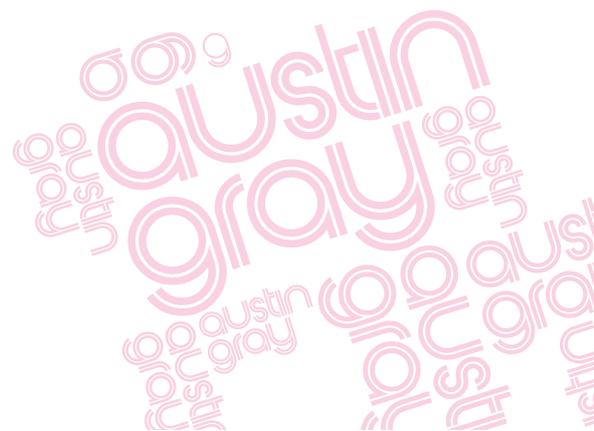
**South facing lounge/dining room**

Pair of double glazed windows with radiators beneath.

**Kitchen**

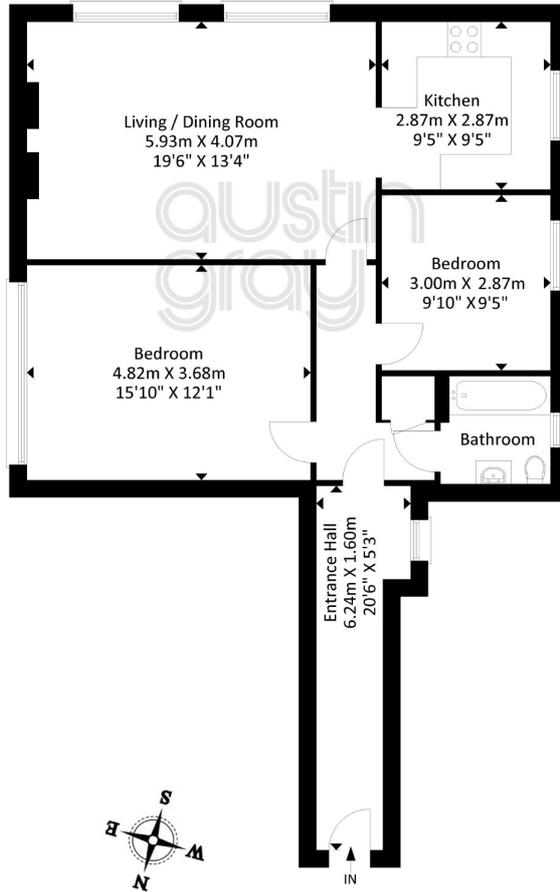
Range of working surfaces with white gloss fronted cupboard and drawer storage both above and below, stainless steel sink, cooker, cupboard housing combination boiler, space and plumbing for dishwasher, washing machine, fridge/freezer and cooker.

**There is a communal bike store at the rear of the block and a locked storage shed for the flat.**





# Westmoreland Court, Hove



First Floor  
 Approximate Floor Area  
 839.58 sq ft  
 (78.00 sq m)

Approximate Gross Internal Area = 78.00 sq m / 839.58 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
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**Energy Performance Certificate**

5 Westmoreland Court, Goldsmid Road, HOVE, BN3 1QE

Dwelling type: Mid-floor flat Reference number: 0778-2891-6486-9597-1765  
 Date of assessment: 19 August 2013 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 31 August 2013 Total floor area: 70 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:** £ 1,824  
**Over 3 years you could save:** £ 717

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 132 over 3 years	
Heating	£ 825 over 3 years	£ 630 over 3 years	
Hot Water	£ 768 over 3 years	£ 345 over 3 years	
<b>Totals</b>	<b>£ 1,824</b>	<b>£ 1,107</b>	<b>You could save £ 717 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase hot water cylinder insulation	£15 - £30	£ 124
2 Low energy lighting for all fixed outlets	£35	£ 87
3 Hot water cylinder thermostat	£200 - £400	£ 172

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

