



## Ground Floor Flat, 22 Goldstone Road

Hove BN3 3RP

Offers In Excess Of £300,000  
Share of Freehold

- PERIOD BUILDING
- DOUBLE BEDROOM
- GROUND FLOOR FLAT
- SOUTH FACING REAR GARDEN
- BAY FRONTED
- GOOD SIZE LIVING ROOM
- DOUBLE GLAZED AND GAS HEATING
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this double bedroom flat forming the ground floor of this converted bay fronted period building. Benefitting from a double bedroom, a good size bay living room, modern bathroom, separate kitchen and south facing rear garden. Comes with a share in the freehold and a long lease.

You are within close proximity to George Street, Church Road and Portland Road with their vast array of shopping facilities, eateries and cafés. Hove mainline station is a short walk away making commutes out of the city simple. Bus routes operate locally for public transport throughout the city.

**ENTRANCE HALL** Thermostat, understairs storage housing electrics, separate storage cupboard.

**KITCHEN** Incorporating stainless steel 1 1/2 bowl sink with mixer taps and drainer, vinyl work surfaces with cupboards below and matching eye level cupboards. Five ring gas hob oven below and extractor above, fitted fridge freezer, wine cooler and washing machine. Cupboard housing Baxi gas fired boiler. UPVC double glazed window, ladder style radiator, door onto south facing rear garden.

**LIVING ROOM** UPVC double glazed bay window, exposed brick feature fireplace with hearth, radiator.

**BEDROOM** Exposed brick chimney with hearth, UPVC double glazed window, radiator.

**BATHROOM** Comprising bath with shower over, wash hand basin, UPVC double glazed frosted window, extractor above, low level w.c., fitted heated towel rail.

## OUTSIDE

**GARDEN** Direct access from kitchen with stairs down to: south facing rear garden being paved with shingled borders and Electric ports.

## OUTGOINGS

Share of Freehold

Remainder of a 999 year lease

Service charge: on an ad-hoc basis.

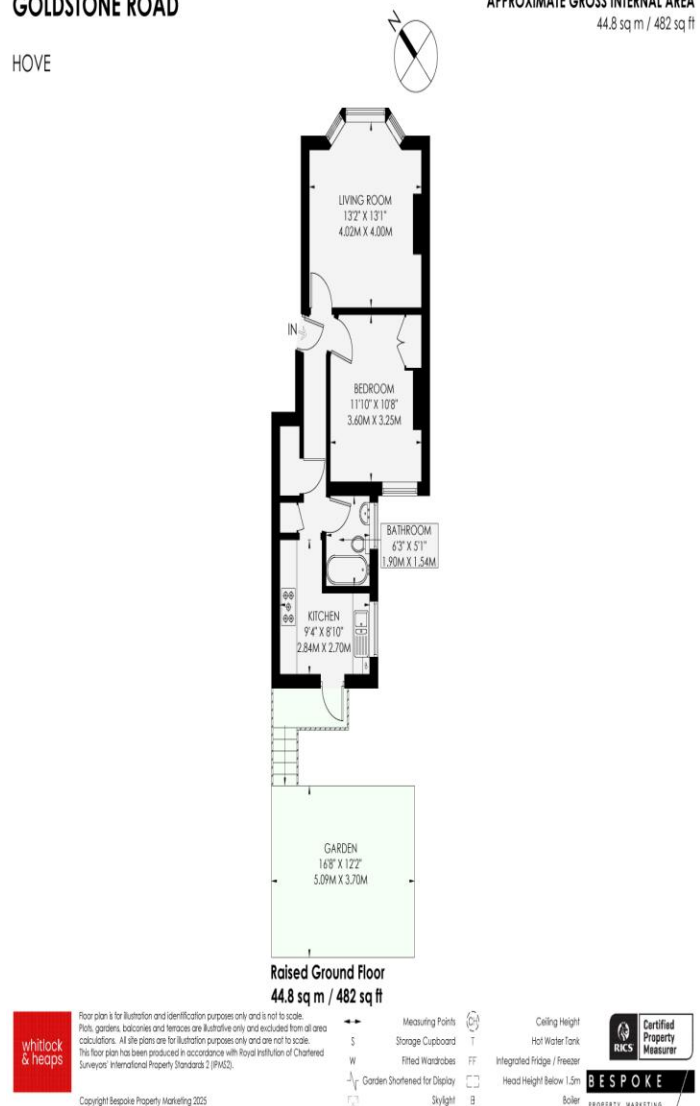
**Council Tax Band A** (taken from [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

**We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.**

**GOLDSTONE ROAD**

HOVE

**APPROXIMATE GROSS INTERNAL AREA**  
44.8 sq m / 482 sq ft



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**Disclaimer:** Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.