

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



01273 778577 whitlockandheaps.co.uk Whitlock & Heaps are delighted to present to market this Council Tax Band A (taken from www.brighton-

double bedroom flat forming the ground floor of this converted bay fronted period building. Benefitting from We advise that you check this information, we will not 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 break 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. hove.gov.uk/council-tax). be held responsible if the council tax band differs when occupying the property.



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