



# Ground Floor Flat, 31 Goldstone Villas, Hove BN3 3RT

Asking Price Of £475,000

- STUNNING RAISED GROUND FLOOR APARTMENT
- DELIGHTFUL PRIVATE GARDEN
- TWO DOUBLE BEDROOMS
- KITCHEN
- LIVING ROOM
- SHOWER ROOM
- GARDEN HOME OFFICE
- SHARE OF FREEHOLD

Whitlock and Heaps are delighted to offer to market this charming apartment forming the raised ground floor of this attractive semi detached property that underwent extensive refurbishment works in 2023. The two double bedroom accommodation is present in excellent order with a charming west facing living room with open fireplace. A particular feature of the property is the good size rear garden with two separate patio areas and benefits from a home office. There are three flats in the property all of which are currently owner occupied and have a share in the freehold.

Situated in this most convenient location within a couple of minutes walk of hove mainline station offering direct links to London. Hove seafront and an array of eateries, cafes and shopping facilities are all within walking distance.

**ENTRANCE HALL** Understairs storage, radiator.

**KITCHEN** Incorporating stainless steel one and a half bowl sink unit with drainer and mixer tap, adjacent worksurface with cupboards and drawers under, inset 4-ring gas hob and electric oven, integrated dishwasher, space for fridge/freezer and washing machine, tiled walls.

**INNER LOBBY** Wall mounted 'Worcester' gas-fired boiler, radiator, fitted double cupboard.

**LIVING ROOM** Fireplace with tiled insert and marble mantle, fitted cupboards and shelving in alcove and fitted book shelving to one wall, bay window seat, radiator.

**BEDROOM 1** Fireplace with tiled surround and marble mantle, two fitted wardrobes, UPVC door to garden.

**BEDROOM 2** Feature fireplace with tiled insert and marble mantle over, UPVC floor to ceiling door and window overlooking the garden, radiator, fitted cupboard.

**SHOWER ROOM** Comprising walk-in shower, wash-hand basin with cupboard under, low level w.c., heated ladder style towel rail, tiled walls including mosaic art work, tiled floor, UPVC double glazed window, door to garden.

#### OUTSIDE

**FRONT GARDEN** The property also has ownership of a large section of the front garden which is well established with flower and shrub borders.

**REAR GARDEN** Delightful garden being mainly laid to lawn with established flower and shrub borders, two patio areas, home office which has been clad and insulated, with power.

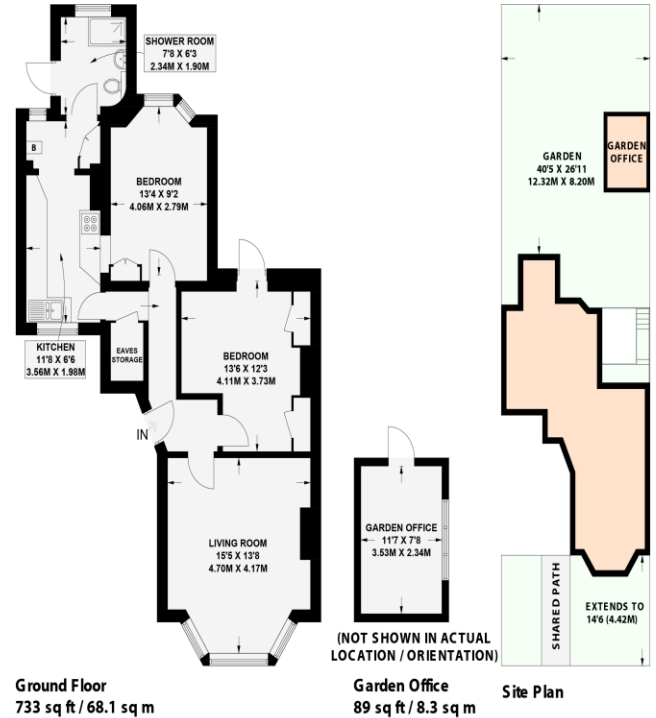
**OUTGOINGS** Remainder of 999 year Lease.  
Maintenance: Is on an ad hoc basis.

## GOLDSTONE VILLAS

HOVE

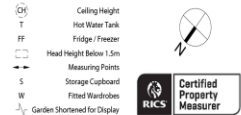
APPROXIMATE GROSS INTERNAL AREA (EXCLUDING GARDEN OFFICE)  
733 sq ft / 68.1 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING GARDEN OFFICE)  
822 sq ft / 76.4 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Photos, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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