PHILLIPS & STILL

Goldstone Villas, Hove Guide Price of £350,000 - £375,000

- **A Split-Level Converted First Floor Flat**
- **Two Double Bedrooms**
- **Generous Open Plan Living Area & Kitchen**
- **Moments From Hove Station**
- **Share Of Freehold & No Onward Chain**

Goldstone Villas, Hove, BN3 3RT

If for you it's all about location, location, location then this really is the property for you! You are in one of central Hove's hotspots moments from Hove railway station so ideally placed for anyone who travels by train to London or Gatwick wanting to shorten their commute. The hustle & bustle of vibrant Church Road is also just moments away and home to some of the City's finest restaurants, bars, public houses, trendy coffee shops, beauty parlours, boutique shops, supermarkets, gyms and more meaning you'll never be short of things to eat, drink or entertain yourself with living here!

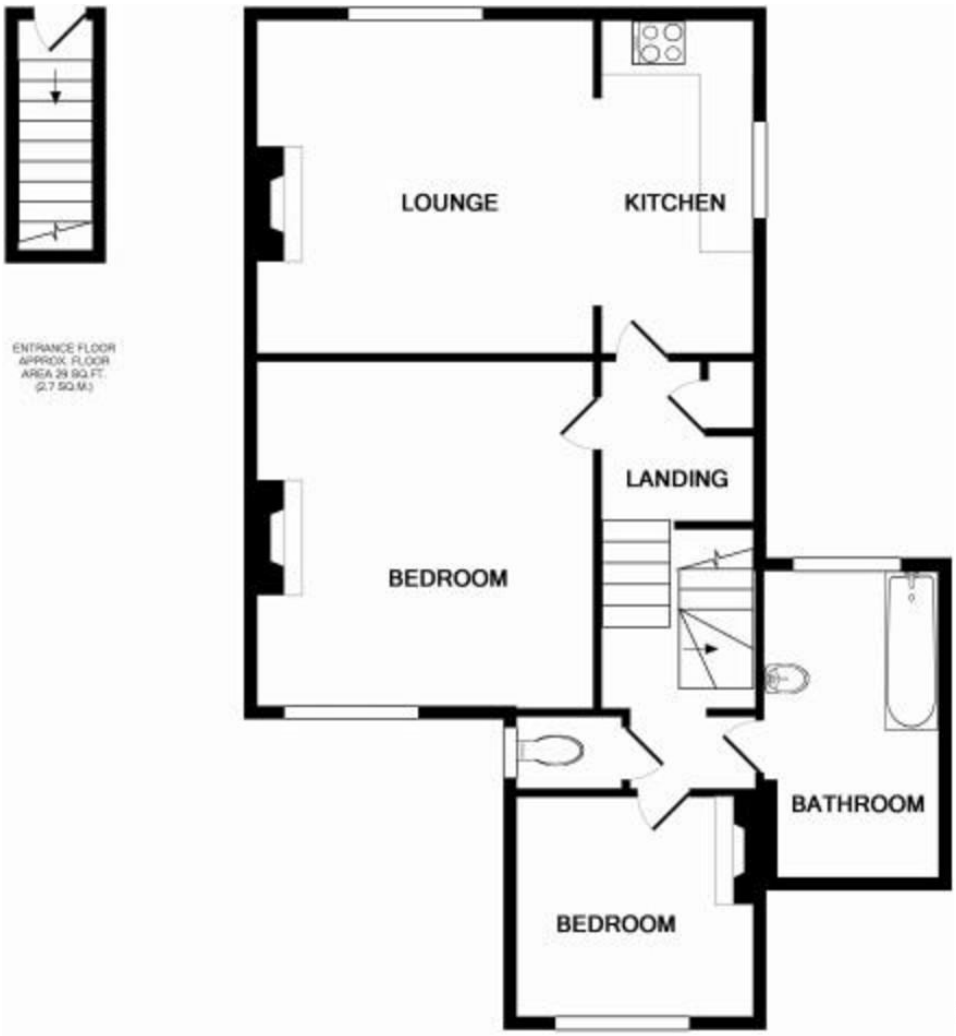
Set on the first / top floor of an attractive Victorian building, you have no noisy upstairs to worry about and upon entering the flat, you will be very pleasantly surprised at how light and airy the versatile living accommodation feels throughout. Starting at the rear, accommodation comprises of entrance hall with stairs up to the first floor landing where you'll find two double bedrooms, the bathroom and a separate W.C. To the front you will find the generous lounge / diner with feature period fireplace and modern fitted kitchen. You also have access to an extremely large loft with is great for extra storage.

This is the perfect property for anyone wanting to simply pack their bags and move straight in as there is no onward chain! Living here you will certainly be able to enjoy Brighton & Hove's cosmopolitan lifestyle to the full and we recommend booking your viewings early to avoid disappointment.

Picture this…

Just think of how convenient it would be to live so close to the station that you only need to hop out of bed minutes before your train to work!

And if you're looking for entertainment then you are within stumbling distance of the huge variety of fabulous bars, restaurants, cafes, pubs and clubs that this City is so well known for!



ENTRANCE FLOOR
APPROX. FLOOR
AREA 29 SQ.FT.
(2.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 664 SQ.FT.
(61.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 693 SQ.FT. (64.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Accommodation

Ground floor entrance with stairs rising to:

FIRST FLOOR

BATHROOM

BEDROOM TWO
9' 1" x 8' 4" (2.77m x 2.54m)

SEPARATE W.C.

Stairs up to:

SPLIT-LEVEL LANDING
Access to large loft space

BEDROOM ONE
13' 5" x 12' 5" (4.09m x 3.78m)

OPEN PLAN LOUNGE / DINER
19' 10" x 12' 6" (6.05m x 3.81m)

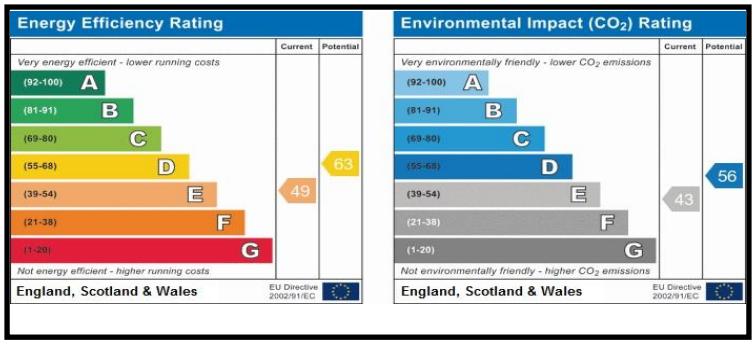
MODERN FITTED KITCHEN

ESTATE AGENTS
P&S
PHILLIPS & STU

What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Agents Note:

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Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
http://list.english-heritage.org.uk

Directions

For directions to this property please contact us.

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