



39 Goldstone Lane, Hove, East Sussex, BN3 7BB

ROWLAND
GORRINGE

39 Goldstone Lane
Hove

East Sussex
BN3 7BB

Guide Price £600,000

Tranquility reigns at this bright and peaceful end-of-terrace three bedroom house, ideally found in the thriving heart of Hove.

Convenience and culture are to the fore, being only five minutes level walk from Hove Station/Hove Park & a plethora of different bus routes. Several schools are within immediate walking distance - Blatchington Mill, Hove Park, Cardinal Newman, BHASVIC, Cottesmore, and the bilingual primary school.

For those who appreciate a vibrant 'coffee culture' then the residential location surrounding Goldstone Lane is particularly well catered for being within minutes walk of a local supermarket and two popular restaurants.

Location: Goldstone lane is centrally located between Hove Park to the west and Hove Station to the east. It is within walking distance of the beach and the aforementioned cafes, and restaurants along Church Road.

This endearing house has been lovingly cared for, particularly when being completely and considerably refurbished nine years ago. Painted interiors are this year (2025) with Eco friendly/non toxic Earthborn clay paint giving the house a tranquil atmosphere

The enclosed rear garden is totally private with front garden having side views to Hove park. Single garage with electric light and power along with extensive stage space, front and back gardens

Beautifully crafted spacious bathroom serves 2 well proportioned double bedrooms accompanied by a comfortable, single third bedroom.

Location: Goldstone Lane is centrally located between Hove Park to the west and Hove Station to the east. It is within walking distance of the beach and the aforementioned cafes, and restaurants along Church Road. The lane is situated near the tranquil Hove Park, which offers tennis courts, football pitches, and a children's playground. The park is also home to the ancient "Goldstone," a large stone monolith from which the area derives its name. The location has a rich and diverse history that includes being formerly home to Goldstone Farm, the Goldstone Football Ground (the former home of Brighton and Hove Albion F.C. until its sale in 1997), and Goldstone Pumping Station, which now houses the British Engineerium.

For sale by private treaty with no onward chain, viewing appointments are by confirmed prior appointment with the sole selling agent.

All mains services are appointed to the property with gas fired central heating serving panel radiators appointed throughout.

Local Authority:- Brighton & Hove City Council - Council Tax Band C

Directions: <https://w3w.co///arrow.bliss.soup>



- Approximate internal measurement of 878 sq ft
- Favoured Hove residential location
- Private south/easterly facing rear garden with broad sun terrace and gated side access
- Gas fired central heating
- Double glazed external windows and doors
- Capacious roof void/attic with central ceiling height of 2.2 metres
- Expansive single garage with electric light and power
- All mains services are appointed
- Level walking distance of local schools and amenities
- No onward chain - Immediately available



Sitting/Dining Room	6.71 x 3.80 (22'0" x 12'5")
Kitchen	3.00 x 2.52 (9'10" x 8'3")
Entrance Hall	
Bedroom 1	3.86 x 3.28 (12'7" x 10'9")
Bedroom 2	3.28 x 2.84 (10'9" x 9'3")
Bedroom 3	2.65 x 2.63 (8'8" x 8'7")
Garage	5.11 x 3.14 (16'9" x 10'3")





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Approximate Gross Internal Area = 81.6 sq m / 878 sq ft
Garage = 16.1 sq m / 173 sq ft
Total = 97.7 sq m / 1051 sq ft

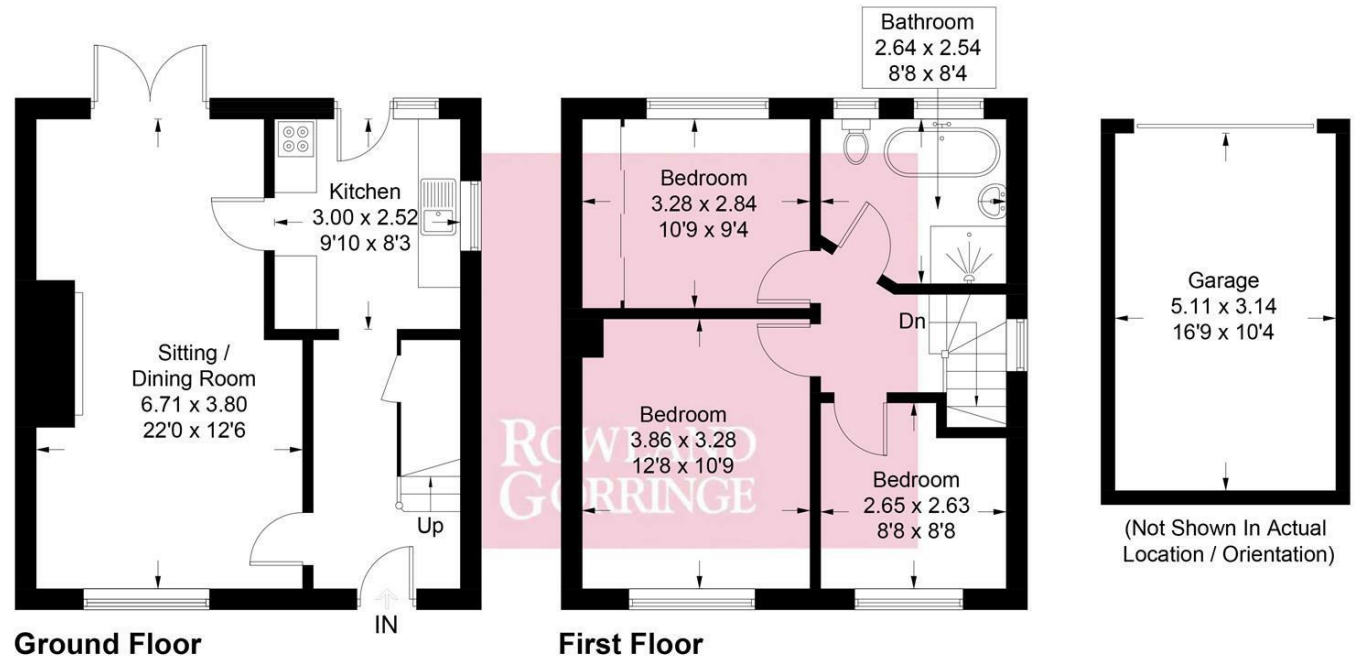


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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