



# Park House 1 Goldstone Crescent

Hove, BN3 6AN



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**Asking price £500,000**

A luxury two bedroom, two bathroom second floor apartment spanning over 869 square feet with a large west facing balcony overlooking Hove Park. Other features include an underground parking space, secure bike store, secure level entry and lift access to all floors.

This attractive apartment forms part of a luxurious modern development built in 2015 and has stunning views over Hove Park.

On entering the apartment there is a spacious entrance hall with double storage cupboard. The open plan living room has triple glazed patio doors leading on to a large south westerly aspect balcony with distant sea views. The kitchen area has modern flat front, high gloss base and wall units, Silestone work surfaces and integrated full size Smeg microwave, oven, fridge-freezer, dishwasher and washer-dryer.

The property boasts a spacious master double bedroom with built-in wardrobes and large en-suite shower room. The second double bedroom has built-in wardrobes and has views over the rear communal garden. There is also a large modern family bathroom with integrated bath and separate shower, tiled walls and floor.

The property has gas underfloor heating and is presented in excellent order throughout.

Eco friendly solar panels on the main roof supply energy to the communal areas.

Ideally positioned directly opposite the ever popular Hove Park, which offers outdoor facilities including tennis courts, football pitches and children's playground. Within a short distance you will find a selection of shops, cafes, bars and restaurants on George Street and Church Road.



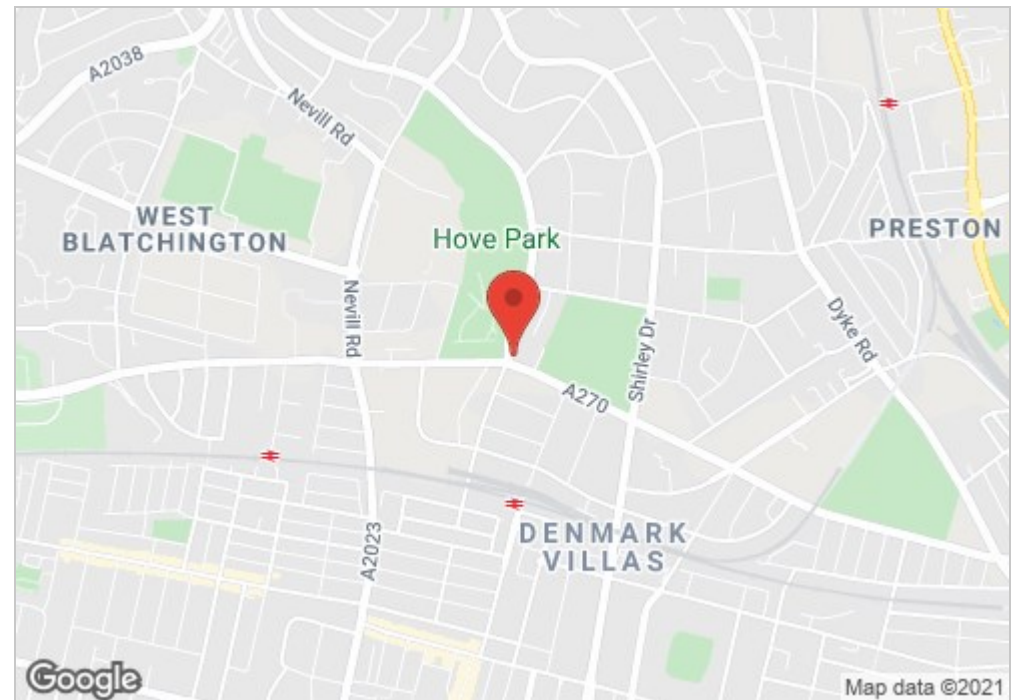
- Two Double Bedrooms
- Triple Glazing
- Step Free Access To Flat
- Large Luxury Family Bathroom
- Secure Underground Parking Space
- Park & Sea Views
- luxury En-Suite Shower Room
- Large West Facing Balcony
- Underfloor Heating
- Superb Insulation & Sound Proofing

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>89</b>	<b>89</b>
England & Wales	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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# Park House



Approximate Floor Area  
869.61 sq ft  
(80.79 sq m)

Approximate Gross Internal Area = 80.79 sq m / 869.61 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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