



Goldstone Crescent

Hove, BN3 6AN

Guide price £490,000

Set within the popular Park House development, the property is ideally placed for Hove Park, Hove Station, local shops, cafés, bus routes and the amenities at Goldstone Retail Park. The building is secure and well maintained, with a phone entry system, electric gated access, secure bike storage and attractive communal gardens to the rear.

The accommodation extends to approximately 861 sq ft and is arranged around a generous open plan kitchen, dining and living space. This is a bright and practical room, ideal for both day to day living and entertaining, with a modern fitted kitchen, integrated appliances and direct access from the lounge area out to the private west facing patio garden at the front, which enjoys the afternoon sun.

A real feature of the apartment is the amount of private outdoor space. To the front, the west facing patio garden is accessed directly from the lounge and provides a superb spot for afternoon sun, outdoor seating and entertaining. To the rear, both the principal bedroom and second bedroom have doors opening onto an east facing balcony terrace, creating a peaceful space for morning coffee and catching the morning sun.

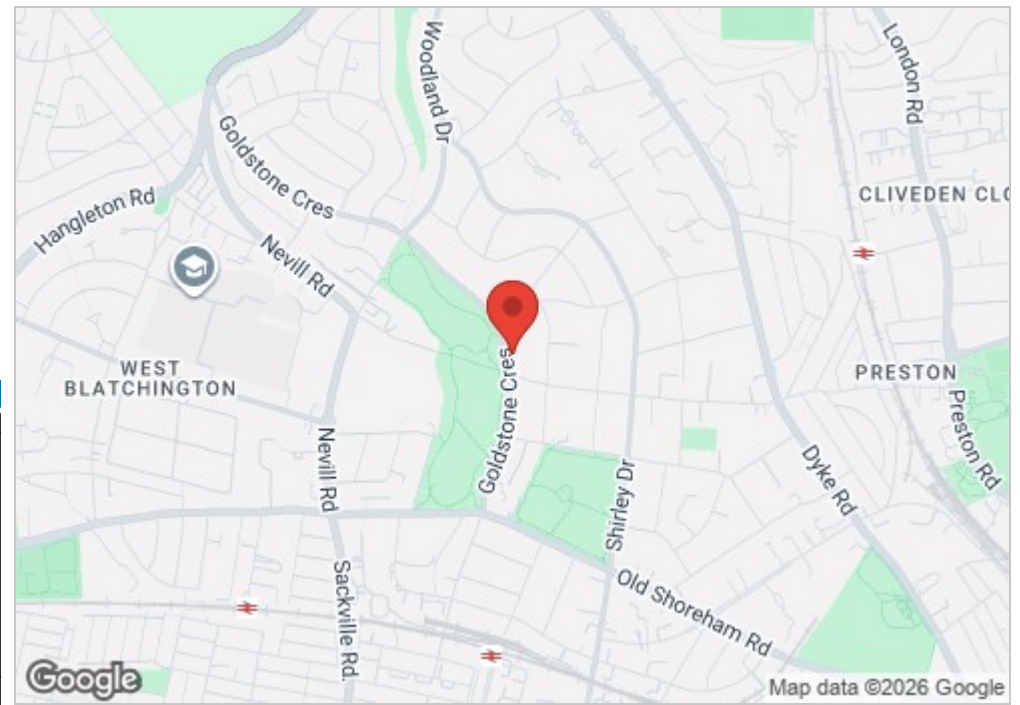
There are three bedrooms, with the principal bedroom benefiting from an en suite shower room. Two of the bedrooms enjoy direct access to the rear balcony terrace, creating a calm and private feel. A separate family bathroom serves the remaining accommodation.

Further benefits include underfloor heating, secure allocated parking accessed via electric gates, wheelchair accessible access from the parking area to the apartment, a phone entry system, secure bike store and access to the communal rear garden, where residents also have the opportunity to join the gardening club.

This is a rare opportunity to purchase a spacious ground floor apartment in a highly desirable Hove location, offering modern living, excellent outside space and the convenience of secure parking, all directly opposite Hove Park.

- Three bedroom ground floor apartment
- Directly opposite Hove Park
- Approx. 861 sq ft of accommodation
- Open plan kitchen, dining and living space
- West facing front patio garden
- East facing rear balcony terrace
- Short walk to Hove Station and local amenities
- Principal bedroom with en suite
- Underfloor heating throughout
- Secure allocated parking via electric gates

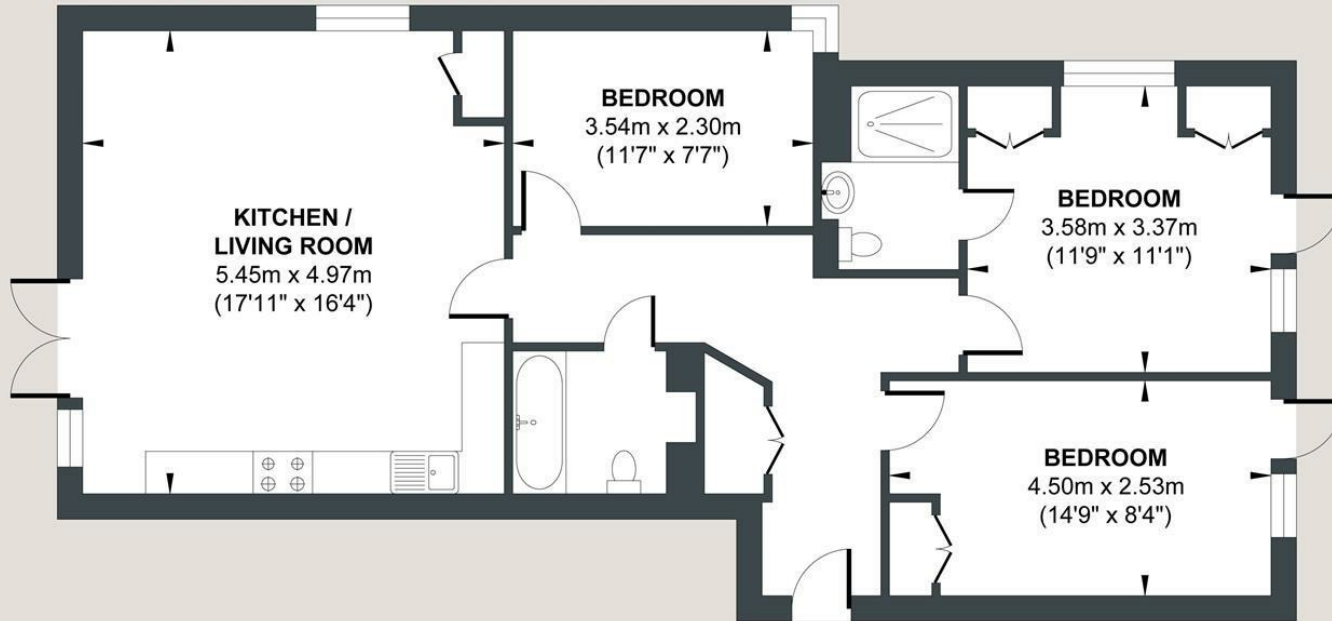
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	78
EU Directive 2002/91/EC			



GOLDSTONE CRESCENT

Approx. Gross Internal Floor Area = 80.04 sq m / 861.54 sq ft

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



GROUND FLOOR

Approximate Floor Area

861.54 sq ft

(80.04 sq m)



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All measurements are approximate



