



£475,000-£500,000

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- Modern Apartment Close To Hove Park
- Ideally Situated For Hove Station
- Remainder Of A 999 Year Lease
- Cashmere Fitted Kitchen, Integrated Appliances
- Underfloor Heating Throughout
- A South Facing Balcony With Sea Views
- Lift Access And Secure Bicycle Storage
- Gated Undercover Parking Space
- Remainder Of A 10 Year Premier Guarantee
- Internal Floor Area 70m² / 753ft²



The Property

This modern, fourth floor, two bedroom apartment is beautifully presented throughout and set within a striking, recently built development. Accessed via a passenger lift the apartment comprises an entrance hall with storage cupboard, housing a washer dryer; versatile open plan living space laid with wood effect flooring, doors opening onto the south facing balcony with far reaching sea and rooftop views, and boasts a stylish fitted kitchen with integrated appliances and under cabinet lighting; an elegant master bedroom with neutral carpets, fitted wardrobe and en-suite shower room; a further double bedroom; and features a contemporary white bathroom suite finished with Porcelanosa wall and floor tiles, thermostatically controlled bath and shower fittings, illuminated mirror with shaver point and wall hung vanity unit. The property benefits from underfloor heating and L.E.D. downlighting throughout, an undercover gated parking space, use of an attractive communal garden and bike store, a 999 year lease and 10 year Premier Warranty from 2018.

The Location

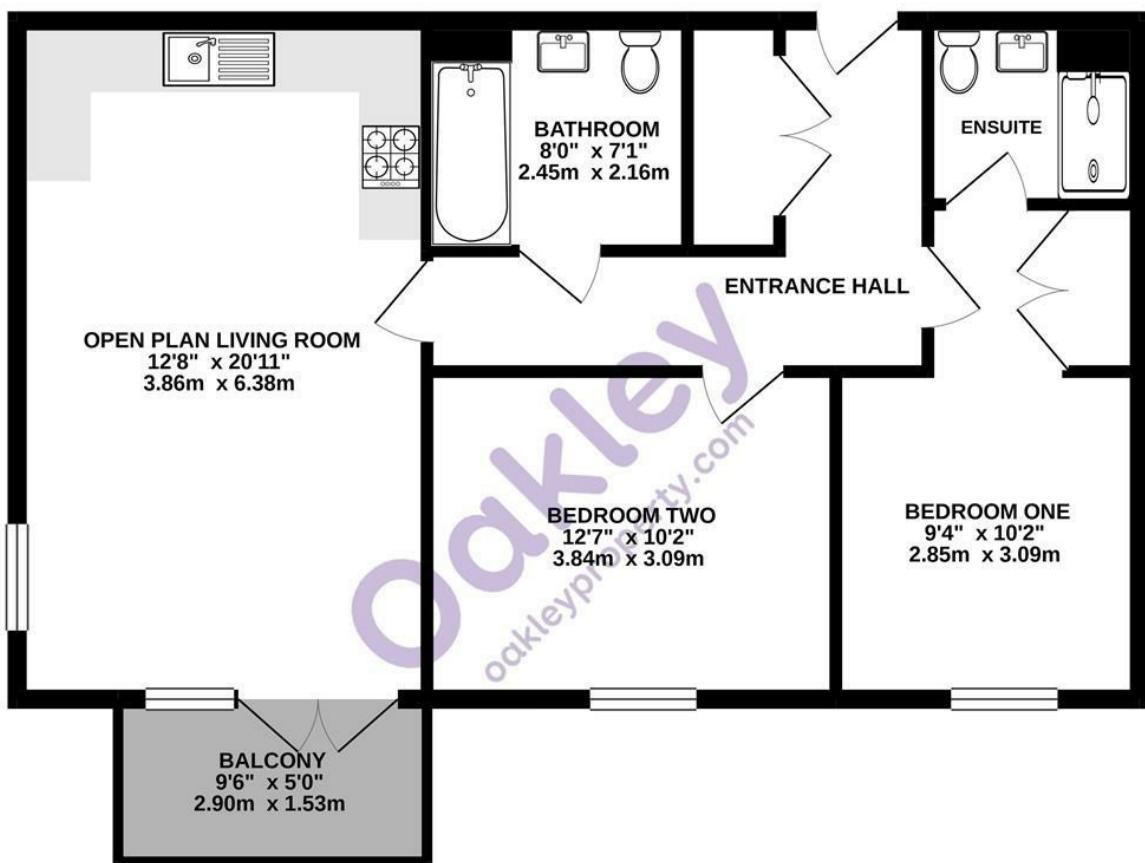
Goldstone Lane is ideally located close to Hove Railway Station (0.2 miles). The location provides easy access to many amenities including local cafes, restaurants, bars, pubs, shops and entertainment facilities, located on Blatchington Road (0.4 miles) and Church Road (0.6 miles). These amenities include a Tesco Super Store (0.7 miles), Co-Op (0.5 miles) and NatWest bank (0.7 miles). Furthermore, Western Road (1.6 miles), Churchill Square Shopping Centre (1.8 miles), North Street (1.8 miles), the North Laine (1.7 miles) and Brighton Seafront (1.1 miles) provide additional shopping, dining and entertainment facilities. Furthermore, the location benefits from easy access to Hove Railway Station, many bus routes closely located, the A23 & A27 which all provide easy access around Brighton, Hove & into London.



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Floor Plan

FOURTH FLOOR



TOTAL FLOOR AREA: 762sq.ft. (70.8 sq.m.) approx.

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Location Map



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Agents Notes

Tenure Leasehold
 Lease Term 999 Years From 2018
 Ground Rent £250 P.A.
 Service Charge £1,732 P.A.
 Council Tax Band C
 (£1,825.97 P.A. From 1st April 2021)

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