

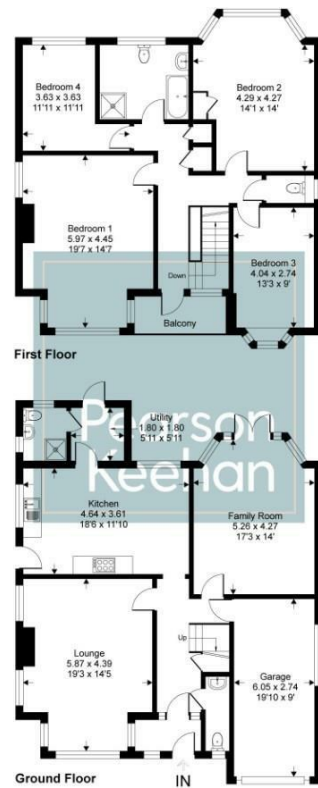


Goldstone Crescent, Hove, BN3 6LS  
Asking price £1,250,000 - Freehold



### Goldstone Crescent, BN3

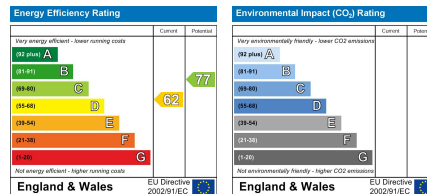
Approximate Gross Internal Area = 181 sq m / 1951 sq ft  
 Approximate Garage Internal Area = 17 sq m / 176 sq ft  
 Approximate Total Internal Area = 198 sq m / 2129 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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**Council Tax: Band G**

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright.



**Pearson Keehan**

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Guide Price: £1,250,000-£1,350,000

A substantial four bedroom detached family home found directly opposite Hove Park.

This beautiful home is found in this extremely sought-after residential location adjacent to Hove Park, which provides an abundance of family friendly activities, tennis courts, children's park and popular café. The property's prime Hove location also means you're within close proximity to Hove station, as well as providing easy access to the A23/A27 transport links making the property ideal for families and commuters alike.

The property offers spacious and well proportioned rooms throughout with the accommodation briefly comprising of a generously sized bay-fronted living room to the front, dining room with doors providing access out onto the rear garden, separate kitchen running parallel with utility room and shower room set off and W.C completing the ground floor accommodation.

On the first floor all four bedrooms are found along with the family bathroom, with all bedrooms benefiting from being a good size double bedrooms. A private balcony accessed off the first floor landing boasts beautiful views across Hove Park.

Outside, to the front, the property is nicely set back from the road and enjoys a large blocked paved driveway enabling several vehicles to be parked, which in turn leads to integral garage.

The rear garden is of a fantastic size, being mainly laid to lawn with mature tress, boards and shrubbery providing a degree of seclusion and privacy.