



3 Hove Park Manor, Goldstone Crst, Hove, BN3 6LX

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Communal Entrance Hall with doors to front & rear and stairs to:

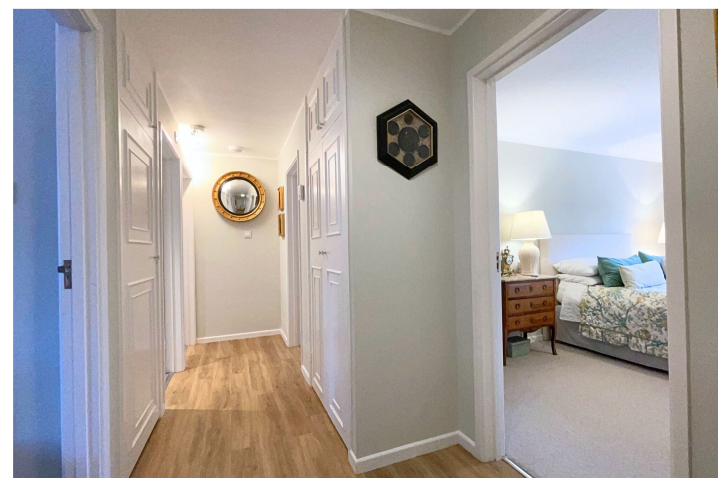
FIRST FLOOR: Landing with window to front.

FLAT 3: Entrance Hall with cloaks cupboard & cupboard housing washing machine. Lovely west facing living room with wall lights and double glazed picture windows to front. Master Bedroom with window to front and built in wardrobes, Bedroom Two with window to rear. Superb well designed and refitted kitchen with integrated appliances, extractor fan and Dekton worktops. Shower Room with hand basin & W.C. Separate W.C. with Japanese low level suite & hand basin.

OUTSIDE: Communal gardens. **GARAGE**

Gas Central Heating & Double Glazing

This simply stunning first floor purpose built flat is situated in this highly sought after residential location and has been tastefully remodeled and refurbished throughout. The large rooms have a light and airy feel and both the living room and master bedroom offer lovely views over Hove Park. The kitchen is superbly fitted with ample store cupboards and concealed lighting. Both the Shower room & separate WC are fitted with a modern white suite. Together with the garage there are residents parking bays.



Hove Park Manor is a small development of purpose built flats located at the southern end of Goldstone Crescent. Opposite is the beautiful Hove Park with its tennis courts, bowling greens and children's play area and café. Hove railway station is less than ½ mile distant as is Corals Gym and Greyhound Stadium. Waitrose supermarket is approx. 5 mins walk away and there is also a fine range of local shopping available nearby in Blatchington Road and George Street. Local bus services are close at hand providing access to the City centre and surrounding areas. Within walking distance is Church Road where can be found a superb range of restaurants and bars. Brighton City centre and mainline railway station being approximately two miles distant as is the seafront with promenade walks, bathing beaches and fine range of recreational facilities.

Information

Tenure: Share of Freehold

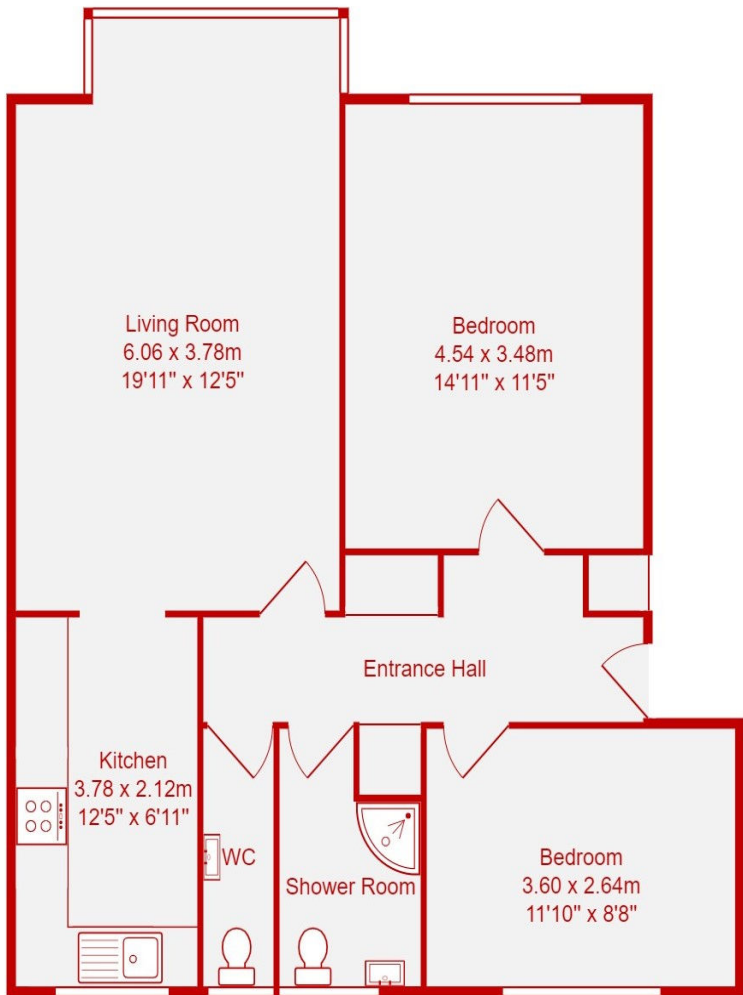
Lease: 999 years from 1992

Maintenance: £976.33 paid 6 monthly (2023)

Council Tax Band C

Garage: at rear with up and over door.





Total Area: 72.0 m² ... 775 ft²

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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www.beaumontsresidential.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.