



19 GOLDSMID ROAD HOVE, BN3 1QA

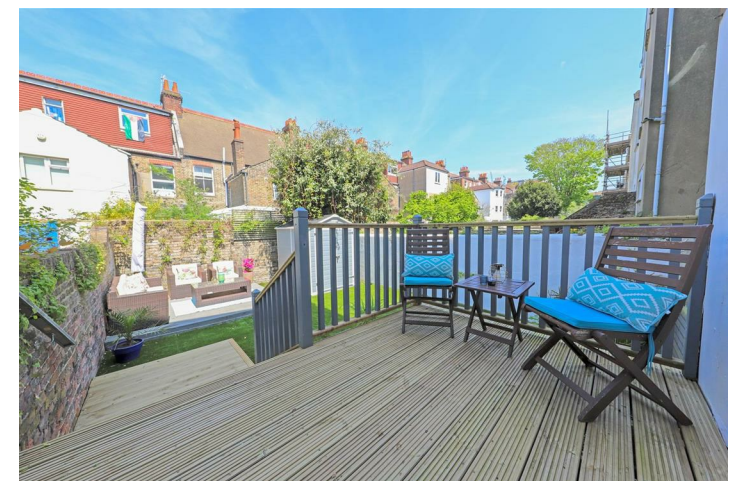
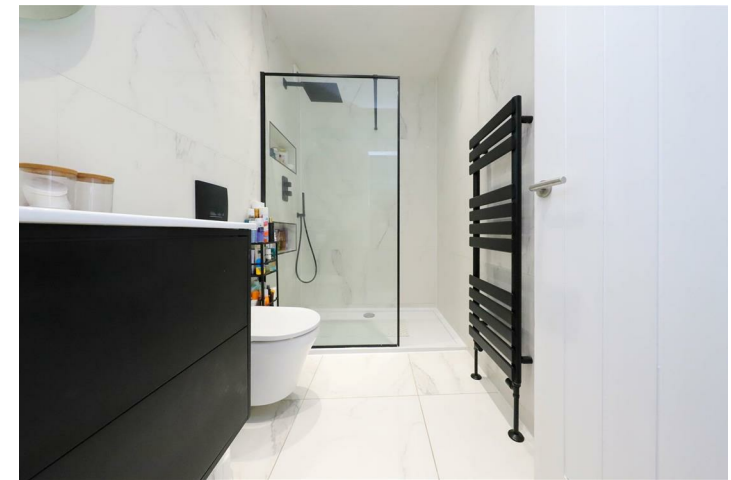
SHARE OF FREEHOLD

Guide Price £450,000 - £475,000. Fantastic apartment with superb rear garden. Occupying the raised ground floor of this attractive and well maintained period building, with bright and spacious accommodation comprising; two double bedrooms, modern shower room and impressive open plan living with high ceilings and south facing sash windows into the bay. The property is beautifully presented throughout with good sized rooms and plenty of natural light combining to create a real sense of space. The delightful, low maintenance rear garden has a raised decking area leading down to the main garden with further seating & good sized recently added plastic shed.

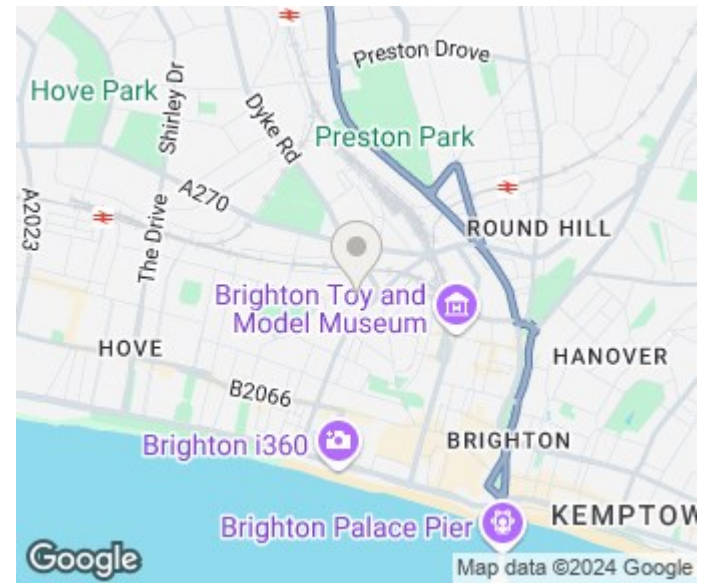
The area will appeal to many being in the heart of Seven Dials, arguably the most sought after area in the City with a popular range of cafes, bars and restaurants. Brighton mainline station, the City centre shops and the seafront are all within easy reach.

Nicholas
James

SALES LETTINGS AUCTIONS







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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