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## 4, 6 Goldsmid Road

Hove, BN3 1QA

Guide Price £425,000

A beautifully presented, two bedroom, top floor, split level flat at the popular and convenient Seven Dials location within a short walk of Brighton mainline station, offered for sale with no onward chain and with a share of the freehold.

Goldsmid Road lies in the heart of the popular Seven Dials where a wealth of shops, bars, restaurants, delis, cafes and other amenities are to be found. The bustling city centre and seafront are easily accessible as is Brighton mainline station which is in nearby Queens Road providing north bound commuters with links to London. Green open space can be found at nearby St Ann's Well Gardens with recreational facilities and schools catering for all age groups are well represented throughout the city.

Through newly refurbished common ways stairs rise to the second floor where the front door opens into the entrance vestibule which has built in storage and space to hang coats with further stairs rising to the half landing where the second bedroom is to be found overlooking the rear and a modern shower room/WC. A few steps lead up to the top landing where the main bedroom is to be found which has a fitted wardrobe to one corner and window to the rear. There is a useful double storage cupboard just outside on the landing. The open plan living/dining/kitchen has an extremely spacious feel complemented by sash windows to the front, fitted log burner with shelving either side and stripped and polished wooden floors (sound proofed). An opening from the living area leads to the modern, bamboo fitted kitchen with integrated appliances having ample cupboard and drawer storage.

Internal viewing is recommended to appreciate the presentation and the space this flat offers.

- Council tax band B
- Share of the freehold
- Lease 89 years
- Maintenance £1032 pa

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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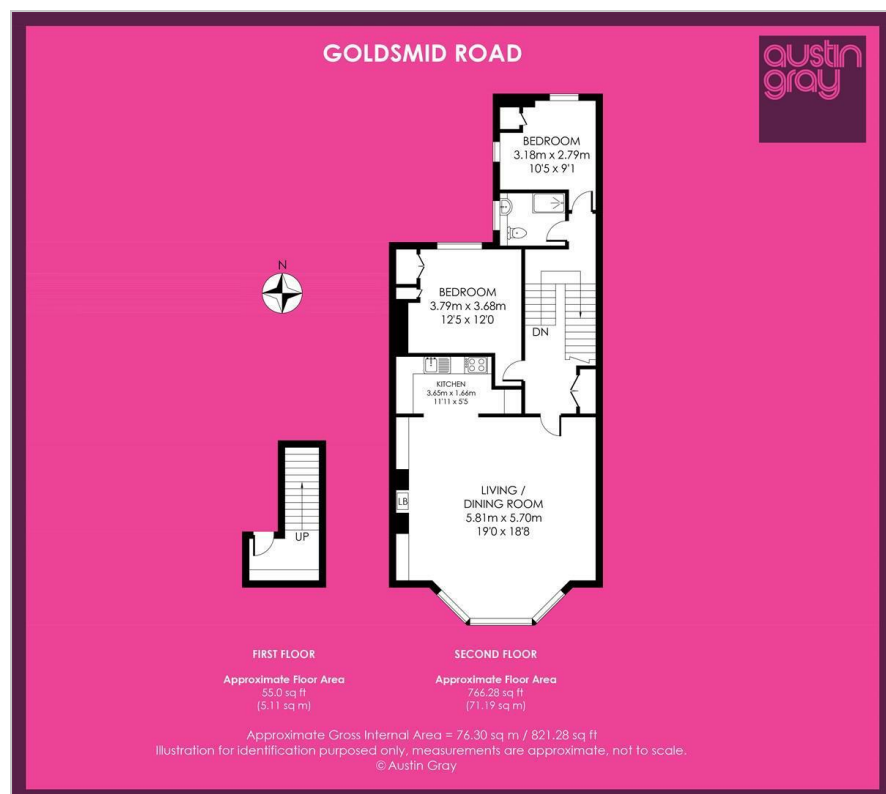


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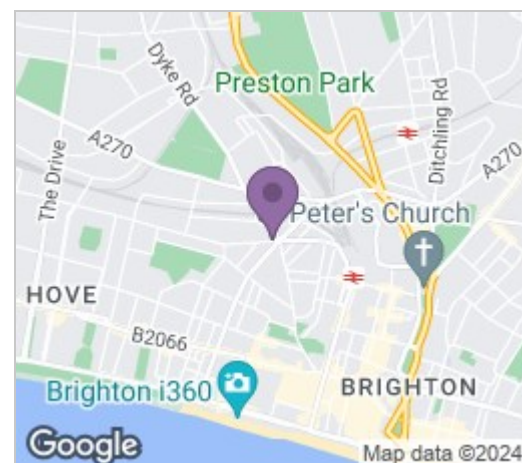


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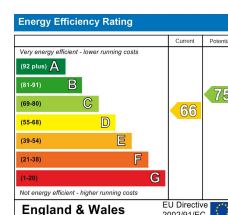
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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