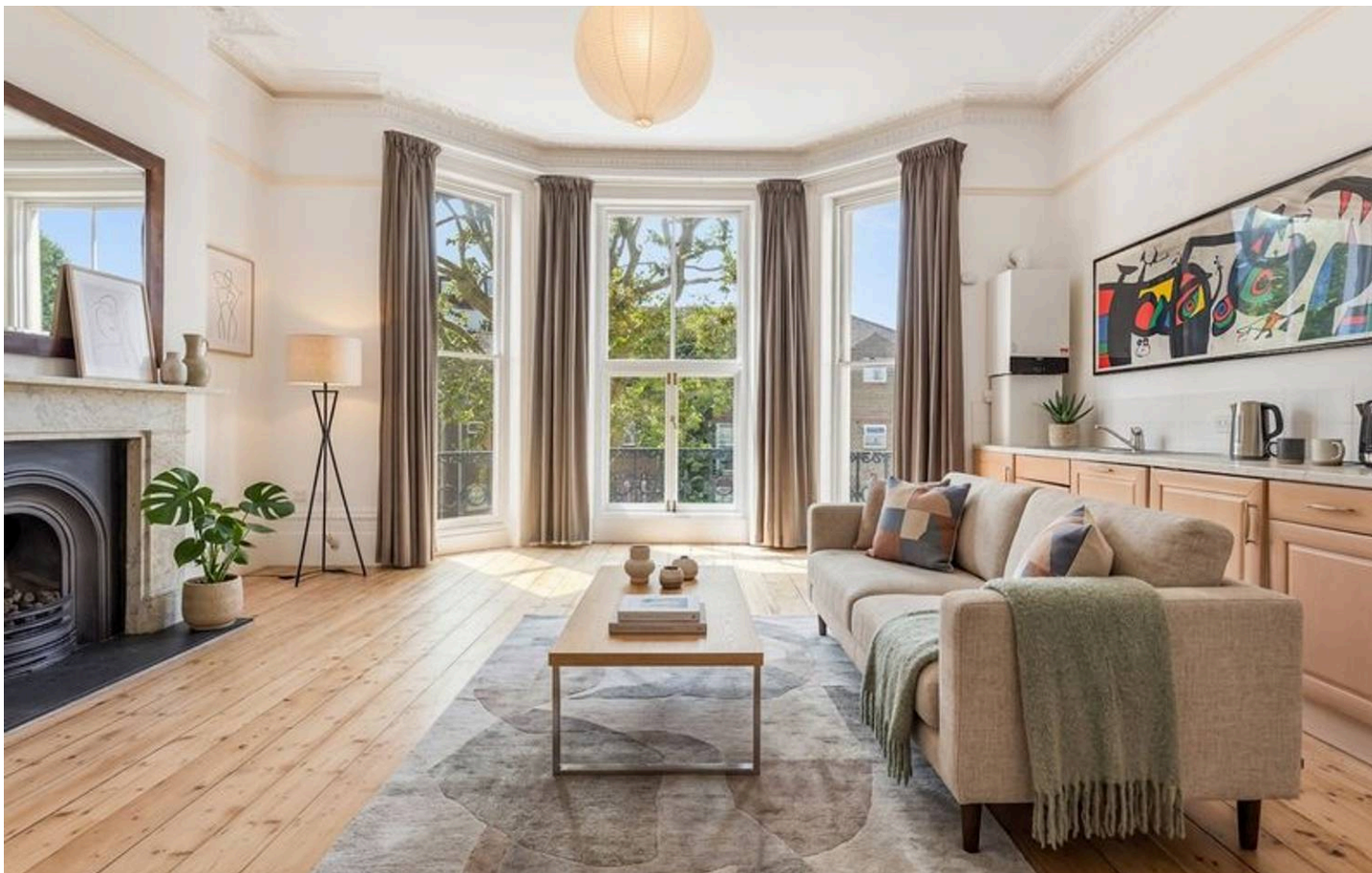


Goldsmid Road, Hove

East Sussex

Offers in Region of £375,000



Goldsmid Road

Hove

Wonderfully located in vibrant Seven Dials, a short distance from Brighton Station and close to the city centre. A spacious TWO-BEDROOM FIRST-FLOOR APARTMENT in a VICTORIAN PERIOD BUILDING with a SOUTH-FACING BALCONY. Sold with NO ONWARD CHAIN.

Positioned on the first floor of an attractive Victorian townhouse, this spacious apartment boasts wonderful high ceilings and period features throughout. At its heart is an impressive open-plan kitchen, living, and dining room, ideal for both everyday living and entertaining. Featuring high ceilings, ornate decorative coving, an original marble surround and floor-to-ceiling sash windows that flood the room with natural light and open onto a sunny south-facing balcony.



There are two double bedrooms, with the principal bedroom benefiting from fitted wardrobes, and a bathroom with a classic white suite and a bath with an overhead shower. The property has a fantastic amount of storage, including a handy utility cupboard and a loft space with two hatches. Outside, the wrought-iron balcony provides the perfect place to enjoy a morning coffee or unwind in the sunshine, making the most of its desirable south-facing aspect.



The Local Area

Situated in the popular Seven Dials area, Goldsmid Road is only moments away from many independent shops, bars, cafes, and restaurants, while the high street stores of Western Road, Churchill Square Mall, and the bustling North Laines and The Lanes are just a short walk.

When it comes to relaxing in green open spaces, St. Ann's Well Gardens and Dyke Road Park are within easy reach, offering a rose garden, an open-air theatre, tennis courts and children's playgrounds, as is the seafront and beach.

Brighton mainline train station is just half a mile away, providing excellent commuter links with direct access to London, Gatwick and along the coast. Frequent bus services run into the centre of Brighton, Hove and to Devil's Dyke with its panoramic views and country walks.

Further Information

Goldsmid Road is located in Parking Zone O and Council Tax Band B, which is currently charged at £2,006.23 for 2026/27. EPC Rating - D

Broadband & Mobile Phone Coverage - Prospect buyers should check the Ofcom Checker Website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

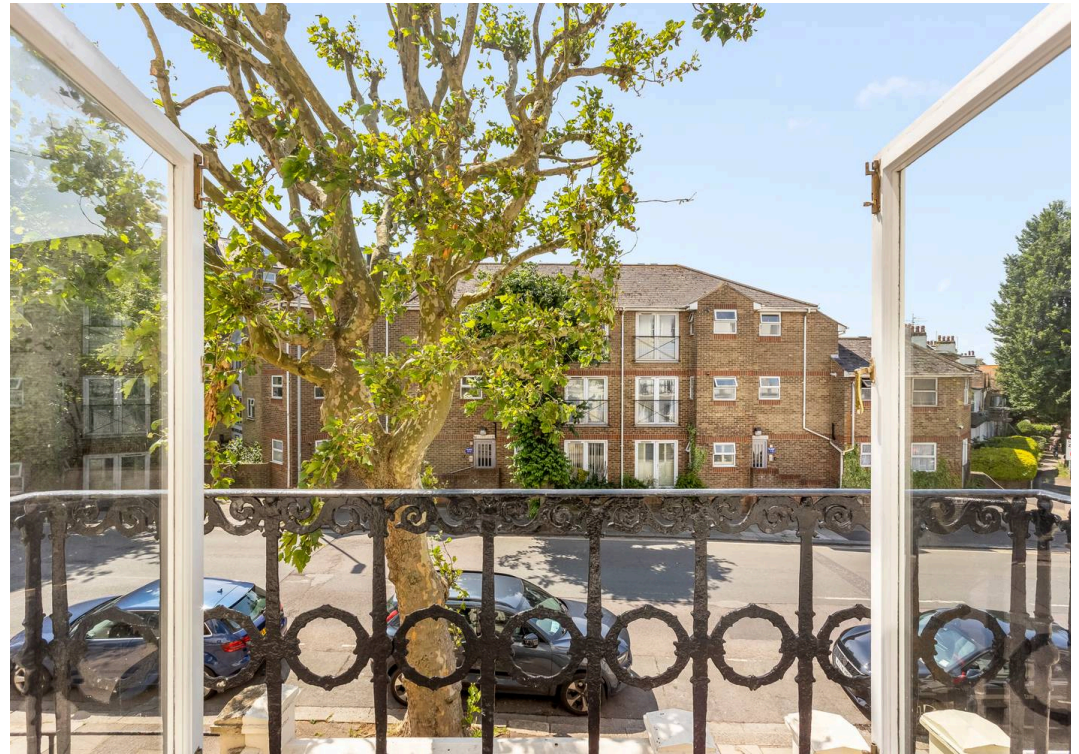
Tenure: Share of Freehold

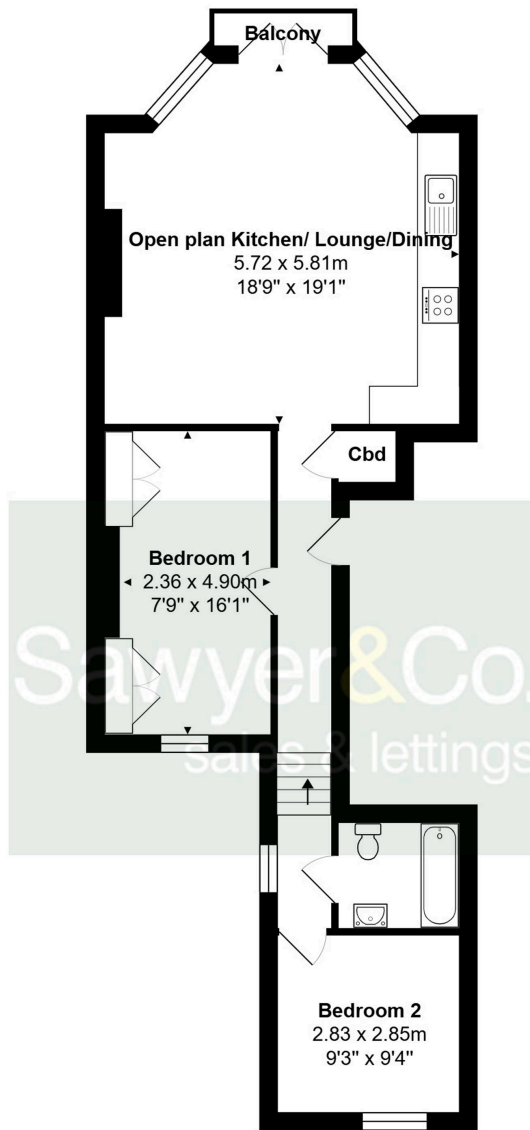
Unexpired term on lease - 957 years

Service Charge - £1,512.76pa

This information has been provided by the seller. Please obtain verification via your legal representative.







Total Area: 64.7 m² ... 696 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.