

Lower Ground Floor  
65 Goldstone Villas  
Hove  
BN3 3RW

TO  
LET



**NEWLY DECORATED  
LOWER GROUND FLOOR FLAT WITH  
PRIVATE REAR GARDEN**

**£950 PCM**

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Residential Sales & Lettings

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Great location in the centre of Hove adjacent mainline railway station, George Street, Blatchington Road, Hove Cricket Ground and bus services.

- ❖ Double bedroom
- ❖ Newly fitted bathroom
- ❖ Lounge
- ❖ Newly fitted kitchen
- ❖ Newly redecorated
- ❖ New carpets and flooring
- ❖ Gas central heating
- ❖ Private rear garden
- ❖ Available early November

#### ENTRANCE HALL:

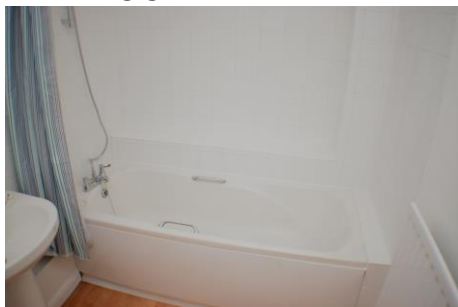
Radiator, central heating thermostat.

#### BEDROOM:



14'3 into chimney recess x 13'3 (4.34m x 4.03m)  
Double panelled radiator, TV aerial point

#### BATHROOM:



Newly fitted suite comprising white panelled bath with mixer tap and hand shower apparatus, pedestal wash basin, low-level WC, part tiling to walls, shower curtain, radiator, extractor fan, vinyl floor.

#### SITTING ROOM:



13'3 x 12'6 into chimney recess (4.03m x 3.81m)  
Double panelled radiator, TV aerial point, door through to:

**KITCHEN/BREAKFAST ROOM:**

13' x 9'3 (3.96m x 2.81m) Range of newly fitted gloss finish kitchen units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit with mixer tap, inset four burner Lamona stainless steel gas hob with matching oven under and with canopied extractor hood above, space and plumbing for washing machine, space for fridge, double panelled radiator, Worcester wall mounted gas fired central heating boiler, door to:

**PRIVATE REAR GARDEN:**

Walled, laid to lawn with flowerbeds and borders, timber garden shed.

Tenant application/referencing fees, please follow link:  
<http://www.gsp.uk.com/residentiallettingfees.html>

All measurements are taken to the nearest 3 inches (7.6cm)

**VIEWING THROUGH LANDLORDS AGENTS  
 GRAVES SON & PILCHER LLP 01273 321123**

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