

**2 Bed  
Apartment  
located in**

 **MyHausProperty**  
Sales & Lettings

4 Goldsmid Road  
Hove  
BN3 1QA



Price Guide £425,000

Guide Price \*£425,000 - £450,000\*

Located in the ever-popular Seven Dials area, this delightful two-bedroom, ground floor, garden apartment offers a fantastic opportunity to enjoy one of Brighton's most desirable neighbourhoods. Positioned on Goldsmid Road, just a short walk from Brighton Station, this home is ideal for commuters, first-time buyers, or investors alike.

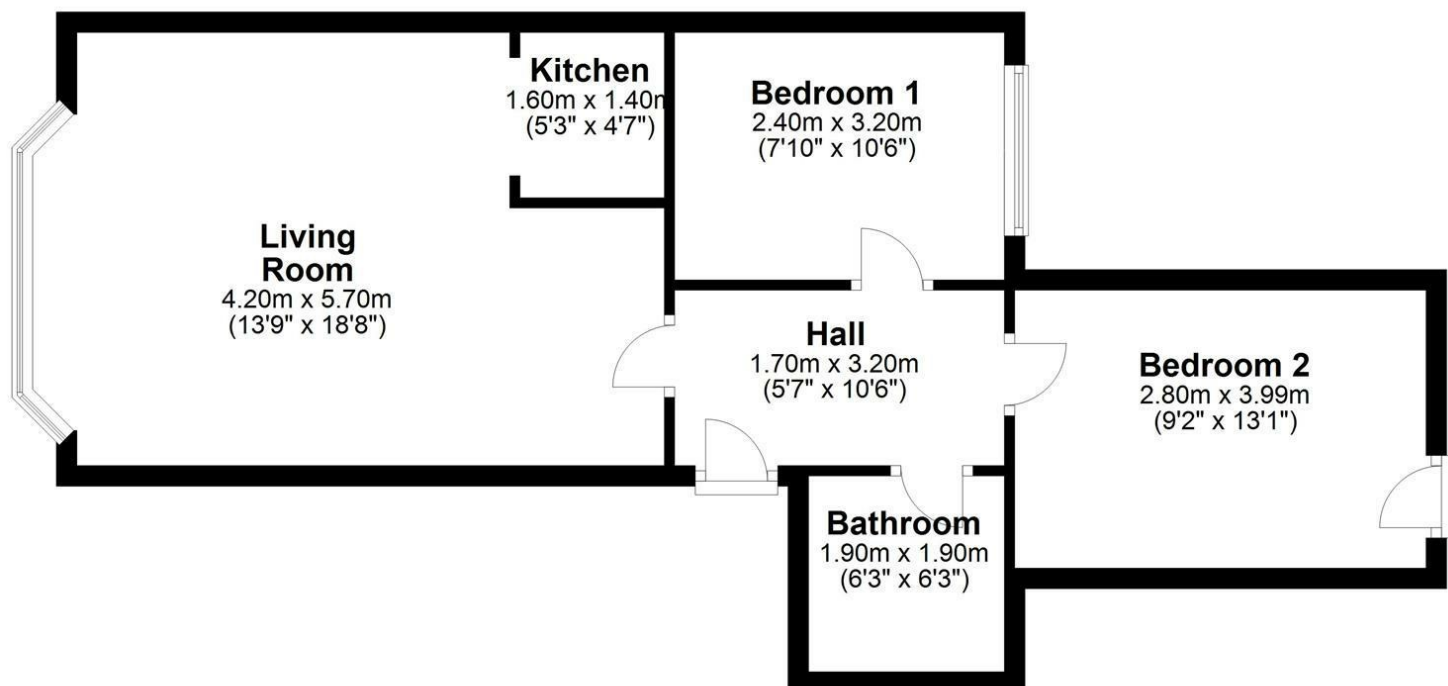
Taking up the entire ground floor of a period townhouse this apartment is well laid out, featuring two bright bedrooms with built in wardrobes, and a modern, well-equipped bathroom. The spacious living room with its floor to ceiling sash windows offers an impressive space with an abundance of natural light. The property also comes with a garden, perfect for those summer evenings.

It's position on Goldsmid Road makes it a short walk from Brighton Station, the City centre's shops and the seafront. Seven Dials is known for its leafy residential streets, period architecture, and strong sense of community. The area is home to a variety of independent cafés, bakeries, and shops, all centred around the iconic Seven Dials roundabout. Green spaces such as Dyke Road Park and St Ann's Well Gardens are close by, offering lovely spots to relax outdoors. The location also benefits from excellent transport links, with Brighton Station less than 10 minutes' walk away, making it perfect for those commuting to London or exploring the wider Sussex area.



## Ground Floor

Approx. 53.5 sq. metres (576.2 sq. feet)



Total area: approx. 53.5 sq. metres (576.2 sq. feet)

## Flat 1, 4 Goldsmid Road, Hove

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## DIRECTIONS

## CONTACT

64 Queens Road  
Brighton  
East Sussex  
BN1 3XD

E: [info@myhausbrighton.co.uk](mailto:info@myhausbrighton.co.uk)

T: 01273 286788

[myhausbrighton.co.uk](http://myhausbrighton.co.uk)



**MyHausProperty**  
Sales & Lettings