



**The Chrome Works, Goldstone Lane, Hove, BN3 7RJ**  
Shared Ownership £118,000

# The Chrome Works, Goldstone Lane, Hove, BN3 7RJ

Beautifully presented second floor south facing balcony flat located close to Hove Park and railway station.

## The Property

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This modern, second floor apartment is beautifully presented throughout and set within a striking, recently built development. Accessed via a passenger lift the apartment comprises an entrance hall with storage cupboard, housing a washer dryer; versatile open plan living space laid with wood effect flooring, doors opening onto the south facing balcony with rooftop views, and boasts a stylish fitted kitchen with integrated appliances and under cabinet lighting; an elegant master bedroom with neutral carpets and fitted wardrobe, the bathroom has a contemporary white suite finished with Porcelanosa wall and floor tiles, thermostatically controlled bath and shower fittings, shaver point. The property benefits from underfloor heating and L.E.D. downlighting throughout, use of an attractive communal garden, bike store and a 999 year lease and 10 year Premier Warranty from 2018.

## The Location

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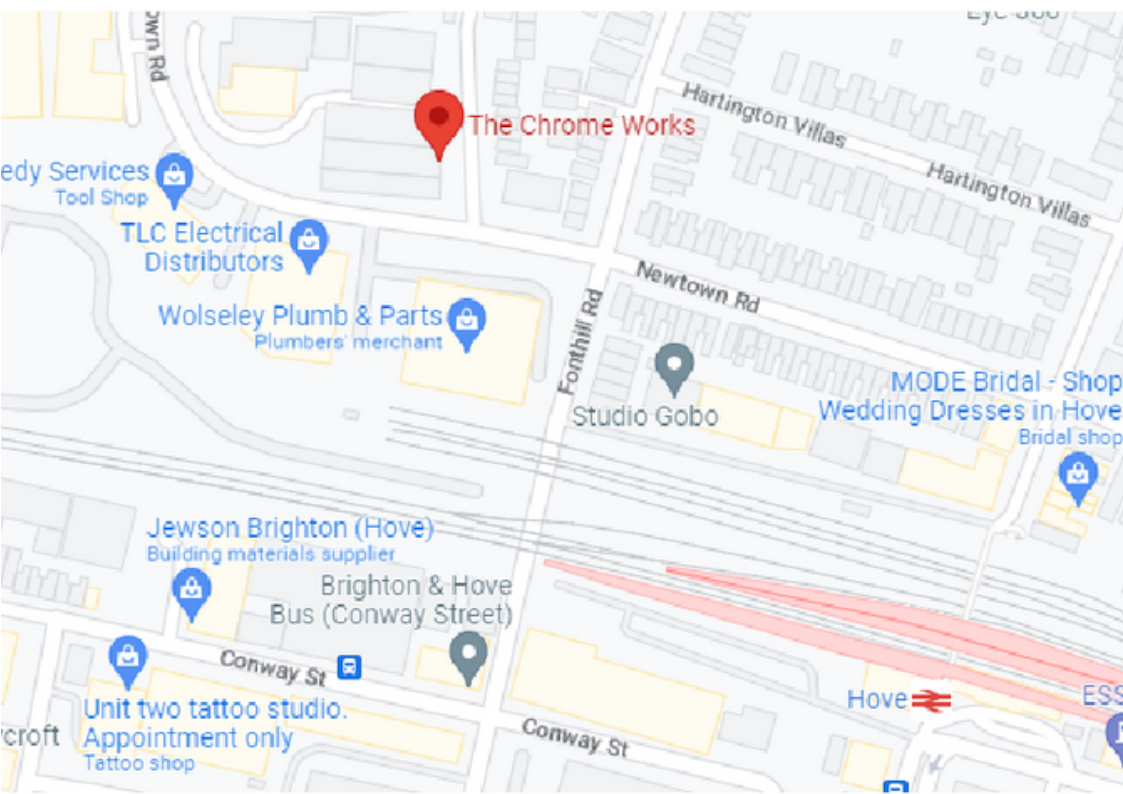
Percentage Share 40%.

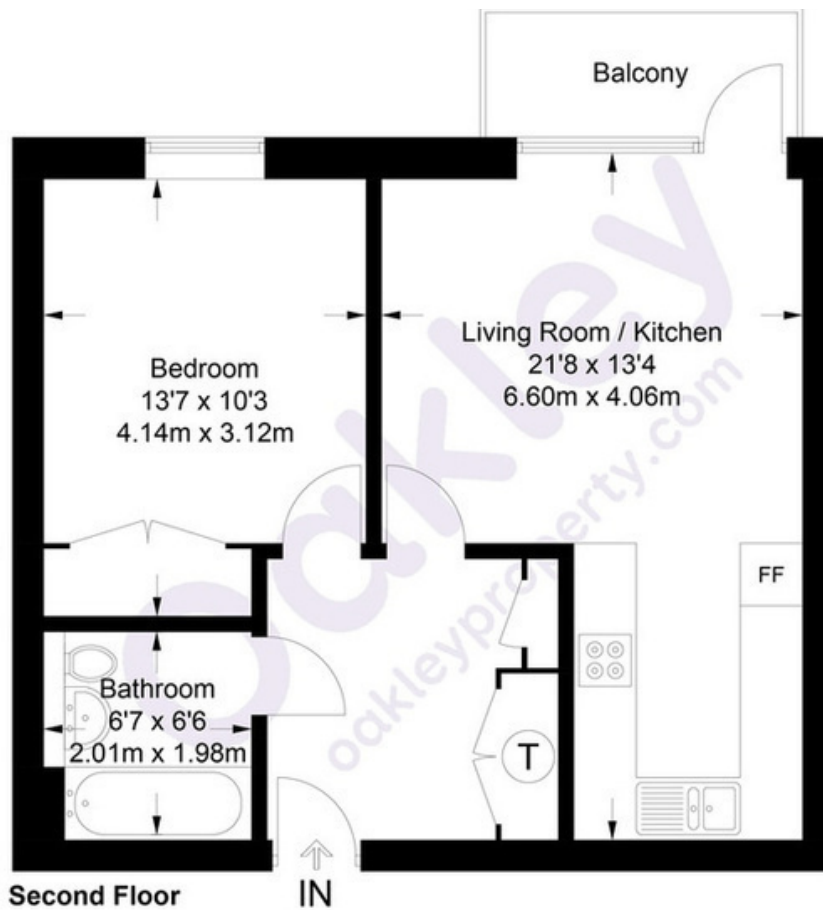
Full Market Value : £295,000

\*Monthly Rent = £462.04 (from 1st April 2023)

\*Monthly Service Charge = £171.99 (from 1st April 2023)

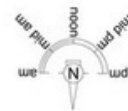
Monthly cost approximately £1288.00 (including mortgage, rent and service charge, based on a 40% share with a mortgage rate based on a 85% repayment loan over 30 years at an approx interest rate of 6.5% with a 15% deposit. This figure is a guide only. You must obtain advice from a qualified advisor.





Approximate Gross Internal Area = 510 sq ft / 47.4 sq m  
Including Limited Use Area (3 sq ft / 0.3 sq m)

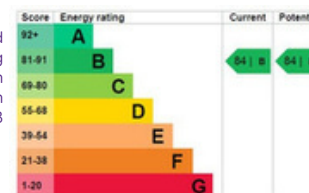
Illustration for identification purposes only,  
measurements are approximate, not to scale. © Oakley Property 2023



**Agents Notes**

Tenure - Leasehold  
Lease Term- 994 years remaining  
Service Charge- £2,063.88 per annum  
Ground Rent- £150 per annum  
Council Tax B

**Energy Performance Certificate**



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