

LEASEHOLD



Not specified (EPC Rating:)

THE GOLDSTONE CLUB, 18-20 SHIRLEY STREET, HOVE, BN3 3WJ

Auction Guide

£200,000

**ASTON
VAUGHAN**
Sales and Lettings



0 Bedroom Not specified located in Hove

FOR SALE BY AUCTION on 24th September 2026

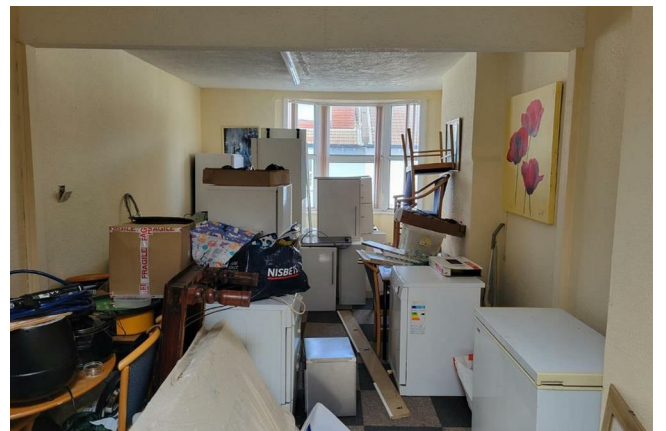
UPPER FLOORS WITH PLANNING PERMISSION GRANTED FOR GROUND AND FIRST FLOOR 2 BEDROOM MAISONETTE WITHIN THIS HIGHLY SOUGHTAFTER LOCATION.

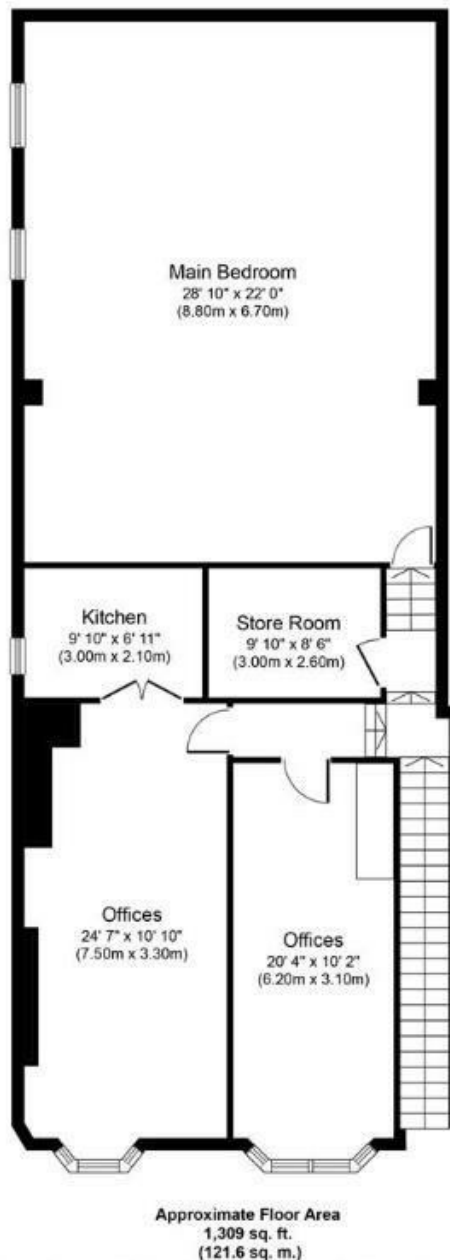
Guide £200,000+

Exceptional opportunity to purchase the upper parts of this period property to be sold on a new 999 year head lease which will comprise of a ground floor entrance leading to the split level first floor which, under planning reference number BH2025/02895 was granted full planning consent on 6th February 2025 for conversion into a spacious self contained ground and first floor maisonette. Full drawings and other information is available to be downloaded from the the website of Brighton & Hove City Council using the following address.

www.brighton-hove.gov.uk/planning/planning-applications/find-and-comment-planning-applications

It is considered that subject to an amendment or new application, it may be possible to change the current consent into 2 x 1 bedroom flats. Prior to proceeding, buyers should seek advice from their architect and or planning consultant in respect of this.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band

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Energy Performance Graph

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www.astonvaughan.co.uk

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.