

H&N



New Church Road

Hove, BN3 4DB

£1,650,000

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New Church Road, Hove, BN3 4DB

A substantial detached family home with a versatile layout, located on the desirable New Church Road. Set within private gated grounds, the house enjoys fantastic curb appeal with rendered, bay and tile hung elevations, and beautifully landscaped front and rear gardens.

Set back from the road, the property is presented in very good order throughout and has a generous ground floor footprint comprising a split level kitchen breakfast room, sitting room, dining room and conservatory, a study and cloakroom. To the first floor you'll find four double bedrooms and a luxury family bathroom.

In the demise of the grounds you'll find a self contained annexe, an additional studio with brick built shed and a large garage.

Furthermore, the property enjoys the sustainable and energy saving benefits of a high end solar panelled system and heat source pump.

Location

New Church Road is a tree lined avenue that leads from Boundary Road to the west towards Sackville Road to the east, and is part of the Aldrington Estate surrounding St Leonard's Church. This convenient location is within easy reach of local eateries, restaurants and convenience stores on Portland Road and Church Road, and Richardson Road with its local organic greengrocers, butchers, beauty establishments and café, is also nearby. Well served by local bus services providing direct access to Brighton city centre and beyond, Portslade mainline train Station is only 0.2 miles in distance with its services to London Victoria and the South Coast. The property is situated within the catchment area of well regarded schools with Wish Park, Hove seafront and Hove Lagoon being less than half a mile in distance.

Accommodation

The electric, slatted fence gate opens onto a generous driveway and landscaped sunken gardens with sweeping rendered planters, matures palms and flowers to border. Arched gated access leads through to the rear garden and annexe, with pathway to the property's entrance.

Internally, the property enjoys a wonderful flow of natural light with a neutral décor and hard wood floors. Shutter dressed windows, bays and cosy fireplaces places bring character and compliment the modern interior.

The spacious entrance hall has a turning staircase to the first floor, cloakroom and under stairs storage.

With versatility in spades, the ground floor layout spans over 2000 square feet and is perfect for family living. You'll find three adjoining reception rooms including a sizeable conservatory all flowing beautifully onto the

contemporary split level kitchen. Modern with comprehensive range of units, triple aspect and an impressive vaulted ceiling with direct access to the garden.

With a galleried landing and library shelving, the split level first floor landing provides an ideal solution for access to a loft conversion subject to necessary consents. Flooded with natural light via the southerly aspect window and leading to three bedrooms and a family bathroom.

All bedrooms are doubles and neutrally styled with plush carpeting, and the luxury family bathroom boasts a spa like feel with fully tiled sandstone surrounds and a standalone pebble bathtub.

Garden

Very well landscaped and incredibly private, the rear garden is an impressive sectional space with raised decked terraces and a plush lawn, beautifully mature trees and established borders. The Annexe would ideally suit multigenerational living and is self contained with everything you need, and the studio with electric and lighting could serve a multitude of uses.

The tandem garage measures 20ft by 10ft with electric, up and over door to the front and side access.

Additional information

EPC rating: B

Internal measurements, including outbuildings : 2,720 Square feet/ 252.7 Square metres

Tenure: Freehold

Council tax band: G





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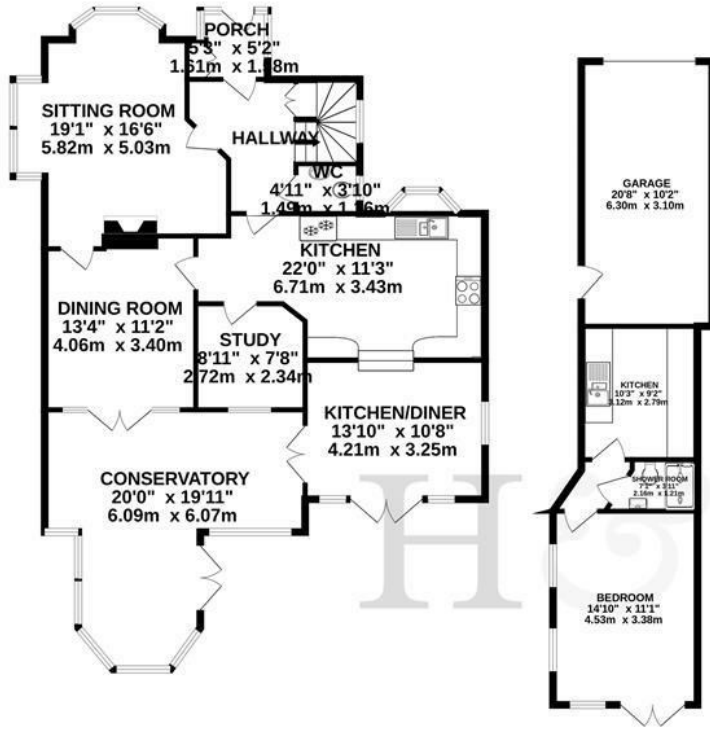


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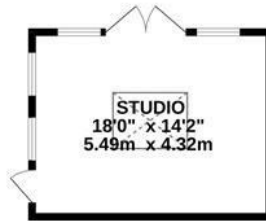
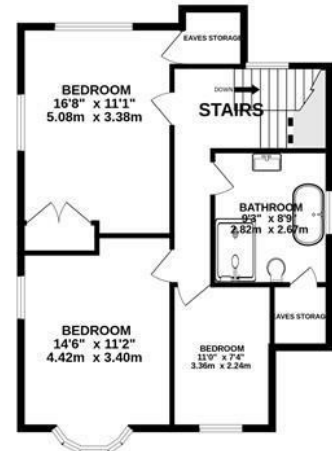


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GROUND FLOOR
2024 sq.ft. (188.0 sq.m.) approx.

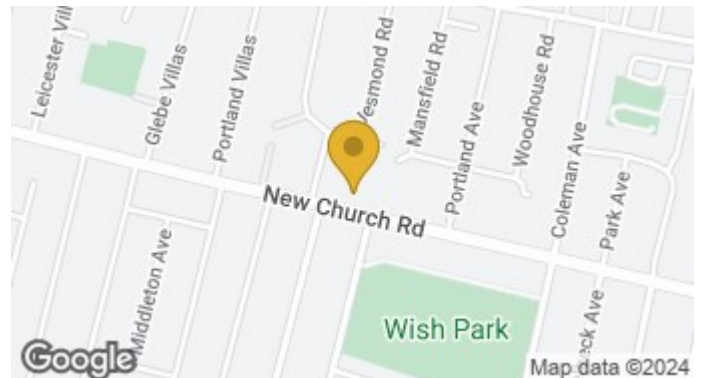


1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 2720 sq.ft. (252.7 sq.m.) approx.

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HEALY
& NEWSOM

EST. 1990

19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

01273 746674
hove@healynewsom.co.uk
www.healynewsom.co.uk

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