



New Church Road

Hove, BN3 4JD

Guide Price £1,500,000 to £1,600,000









# New Church Road, Hove, BN3 4JD

A beautifully presented detached family home having been tastefully styled throughout with a subtle blend of the contemporary and quintessential English charm. Located on the ever popular New Church Road, ideally situated directly backing onto Wish Park with wonderful leafy green park and sea views.

Thoughtfully extended to the rear and up into the roof, the property enjoys spacious accommodation arranged over three floors. Comprising a generous kitchen/dining room, living/family room and downstairs cloakroom to the ground floor, with five bedrooms and three bathrooms to the first and second floors.

Furthermore, there's off street parking, a garage/store and an impressive South facing garden with direct access to Wish Park.

## 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, the property is ideally positioned directly backing onto Wish Park. This convenient location is within easy reach of local eateries, restaurants and convenience stores, and Richardson Road with its local organic greengrocers, butchers, beauty establishments and cafe, 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 and Hove seafront is less than half a mile in distance, as is Hove Lagoon.

## Accommodation

A walled driveway with off-street parking for several cars, enjoys established tree and shrubs borders, and gives access to the garage/storage, covered storm porch and grand timber framed front door.

Generously proportioned, the entrance hall is wide and inviting with a decorative cast iron, perido fireplace. Laid to ceramic tiling with a calming neutral décor, there's a contemporary downstairs cloakroom and turning staircase that rises to the first floor landing, with doors to the principal ground floor rooms.

Spanning the depth of the whole property, the impressive open plan kitchen dining room is flooded with natural light, having a triple aspect with a box bay window to the front and bi-fold doors onto the rear garden. Enjoying a classic contemporary finish with ceramic tiling underfoot, the kitchen comprises a comprehensive range of two tone shaker style wall, base and larder units in cashmere and charcoal grey, with a solid Quartz work surface and matching upstand. A central island adds to the workability of the space and brings in a social element with a solid wood block breakfast bar attached and sleek pendant lighting. There's an undermounted sink and moulded drainer with high end Integrated appliances to include a stacked Bosch double oven and induction hob, integrated washing machine and dishwasher, with nook that provides space for an American style fridge freezer.

The dining area has a bright dual aspect and ample room for a large dining table and chairs, enjoying a beautiful cast iron fire place with mirrored mantel and patterned tiled inserts.

Adjacent to this, with wonderful views over and bi-folds doors on to the rear garden, the sitting/family room is equally as bright with a dual aspect and skylight over head. Laid to engineered oak flooring, this room has an elegant clotted cream décor with a cosy log burning stove.

A turning staircase with a tall side aspect window and plush grey carpeting rises to the spacious first floor landing.

At the front of the property, Bedroom three, a double bedroom with a neutral décor has an original built in storage cupboard, and Bedroom five is used as a great sized study with a dual aspect and moody dark grey colour palette.

Bedroom two is very private and tranquil, boasting a southerly aspect with fantastic leafy green views over the rear garden and Wish Park; enjoying a neutral stone décor, a box bay window and access to an en-suite shower room. The en-suite is modern in design with ceramic tiling and enjoys a good use of space. Comprising a walk in shower cubical with thermostatic controls and monsoon shower, a low level eco flush WC and square sink and vanity unit.

With crisp white, metro tiled surrounds and Hague blue to finish, the family bathroom is sleek and modern. Comprising a stand alone pebble bath tub with separate corner shower, a low level eco flush and a pedestal wash basin, with heated towel rail.

A further turning staircase rises to the well designed second floor loft conversion which accommodates a spacious principal suite. Laid to muted grey carpets with tones of neutral cream and green surrounds this space boasts a dual aspect with ample eaves storage and bespoke built in wardrobes and drawers. Open plan with a partial divide, the en-suite is a relaxing space with floor to ceiling French doors and Juliette balcony overlooking the rear garden and Wish Park with sea views beyond. Comprising a bath with hand held shower, low level Eco flush WC and sink and vanity unit with heated towel rail.

## Garden & Garage

Beautifully established and incredibly private with no houses but sky and trees beyond, the rear garden boasts a favoured southerly aspect and enjoys direct access to Wish Park. Mainly laid to lawn with mature trees, shrub and flower borders, there's rear decked sun terrace with summer house.

At the top of the garden, two sets of bi-fold doors give direct access with a lovely flow from inside the house to the raised patio areas. This well designed space has a veranda with retractable sun screen and pretty creeping vines, and contemporary white rendered shade walls, for the hotter summer months. There's outside lighting, water tap and access to the garage at the rear.

The garage measures 18ft x 6ft 8 and is ideal for storage with double doors at both ends, and acting side access to the front of the property.

## Additional Information

EPC rating: D

Internal measurement: 2,194 Square feet / 203.9 Square metres

Tenure: Freehold

Council tax band: G

Parking zone: W









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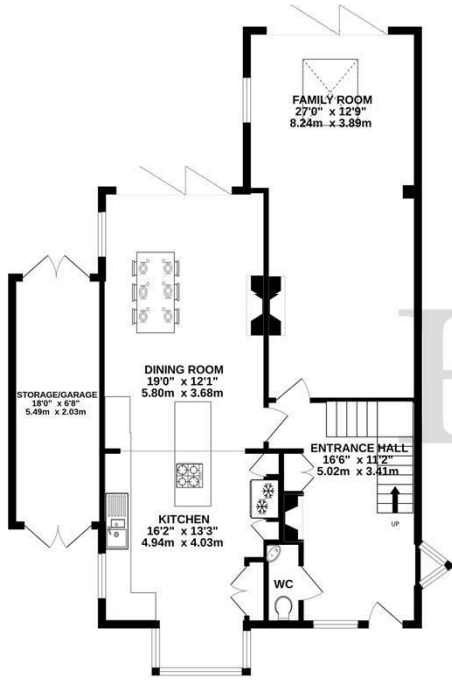


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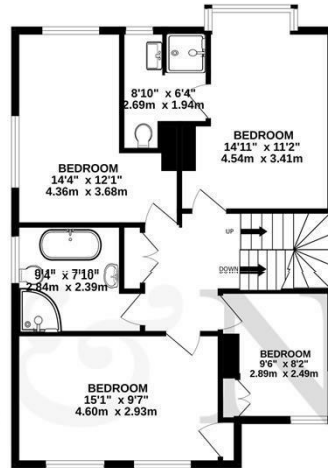


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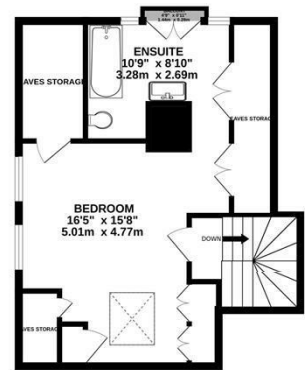
GROUND FLOOR  
1018 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR  
716 sq.ft. (66.5 sq.m.) approx.

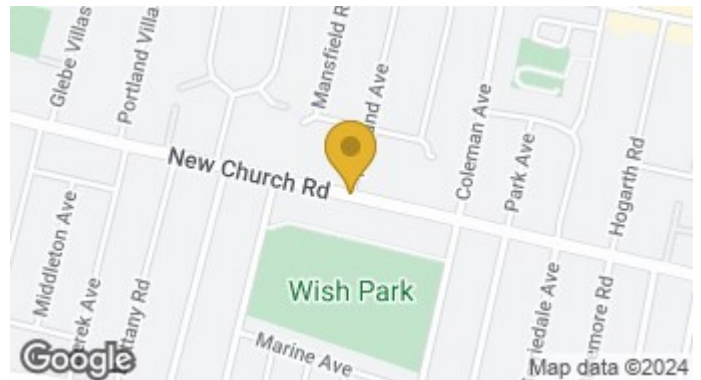


2ND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 2194 sq.ft. (203.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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