



New Church Road

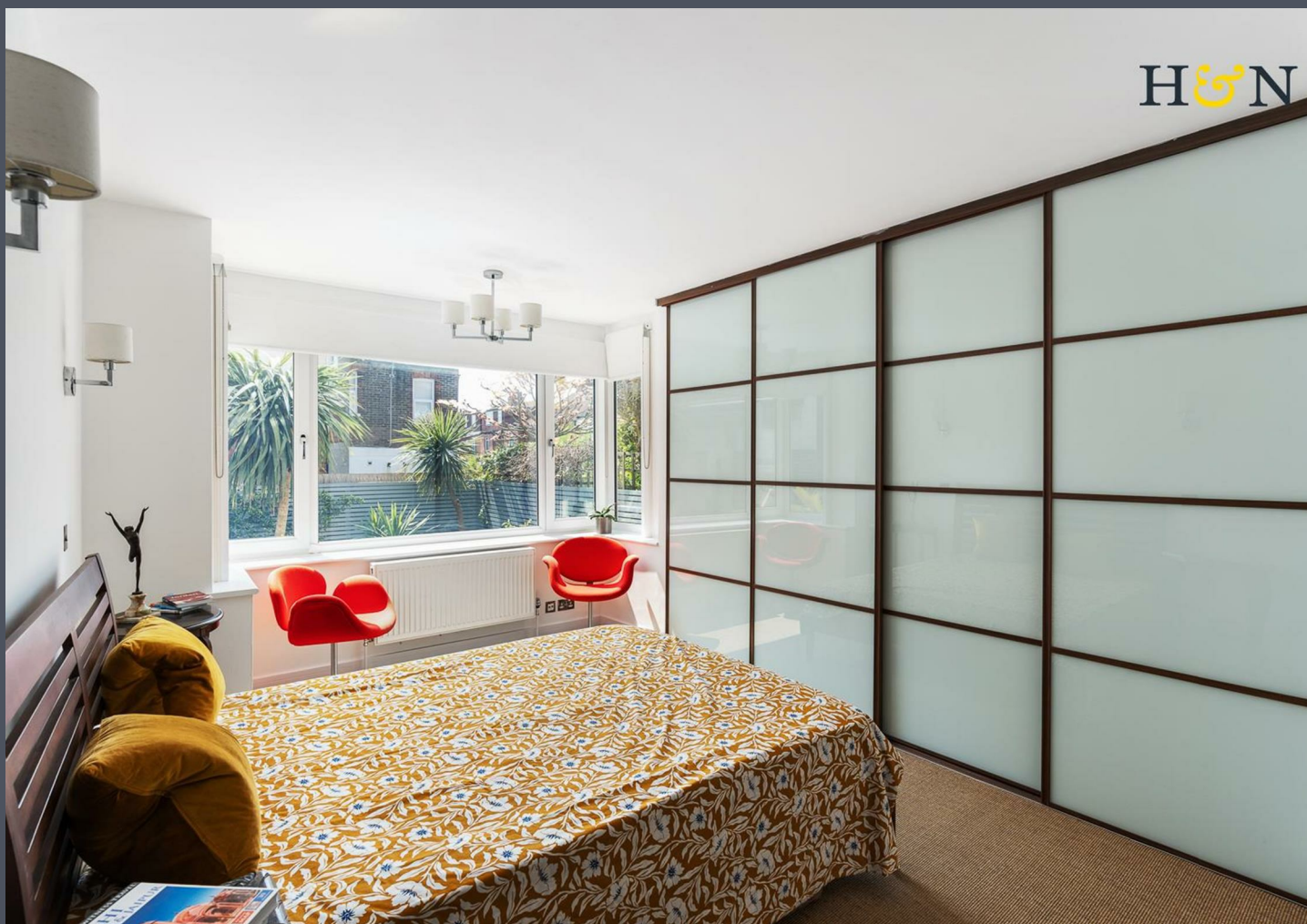
Hove, BN3 4FN

Guide Price £1,250,000 to £1,350,000

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New Church Road, Hove, BN3 4FN

****GUIDE PRICE £1,250,000 TO £1,350,000****

Welcome to this exquisite property located moments from Hove seafront, on the corner of the desirable New Church Road and Langdale Road, Hove. This stunning ground floor apartment briefly comprises an open plan living room and kitchen, three/four generous bedrooms; three with en-suites, and a separate cloakroom.

As you step inside, you will be greeted by an exceptionally well-presented interior finished to an incredibly high standard, blending classic elegance with contemporary style. The property features well-appointed accommodation with a versatile layout and lots of natural light, perfect for modern living.

One of the highlights of this property is the secluded garden with its favoured south-westerly aspect, offering a tranquil outdoor space to relax and unwind. Additionally, there is a beautifully established front garden and driveway with parking behind secure electric gates.

Whether you appreciate high-spec finishes or are drawn to a harmonious blend of classic and contemporary design, this property caters to your discerning taste.

Location

The property is situated on the corner of Langdale Road and New Church Road and is within easy access of Portland Road thoroughfare where local bars, restaurants and convenience stores can be found. There are also many buses that operate in the area affording access to Brighton Town Centre and beyond. Richardson Road's parade is just across the way where you'll find a butchers, organic food store, cafes and an array of beauty establishments. Hove and Portslade Train Stations are a short distance away with direct links to London Victoria, for those needing to commute. Hove seafront and Lagoon is also easily accessible where you can find a popular play area for children, and of course, enjoy the sea front walks. Road links are also very good from this location.

Accommodation

Approached via level ground, the beautifully landscaped front garden enjoys a pergola seating area with mature shrubs and flowers to border. The driveway has parking behind secure electric gates and sweeping pathways leads to the property's entrance.

Once inside, the pure grandeur of the property is immediately apparent as is the wonderful flow of natural light with the Crittall style window divides, high ceilings and a crisp white décor.

The current owners meticulous attention to detail and eye for interior design has resulted in an incredibly versatile, very tastefully styled property that is both warm and inviting, and clean and contemporary with soundproofing.

High end fixtures and fittings flourish the space, from Karndean flooring and seagrass carpeting to the stunning shaker style kitchen with Quartz work top, Quooker tap and high spec appliances.

All bedrooms are spacious double rooms, with three of them

enjoying en-suites, and one that could comfortably function as an impressive bay fronted sitting room with cosy open fire. The principal bedroom is a well thought-out space with hide away office nook and bedroom four sits at the rear in an Annexe fashion with its own high end kitchenette.

There's a contemporary separate cloakroom for your guests, that has trap door access to a vast cellar; ideal for storage, and separate utility room with direct access to the garden.

Outside

Accessed via bi fold doors and Incredibly private, the enclosed rear garden is arranged over two levels and boasts a favoured south-westerly aspect. With contemporary slatted fence surrounds, the decked sun terrace (with storage under) is adorned with an array of pot plants and has a modern glass balustrade that over looks the patio below. White rendered planters border this level with mature palms and creepers creating a truly tropical sanctuary. Electronic Awnning's to rear turn the decked terrace into a covered oasis from the summer sun & autumn rains.

Additional information

EPC rating: C

EPC internal measurement: 1,648 Square feet / 153.1 Square metres (EXCLUDING THE BASEMENT)

Parking zone: W

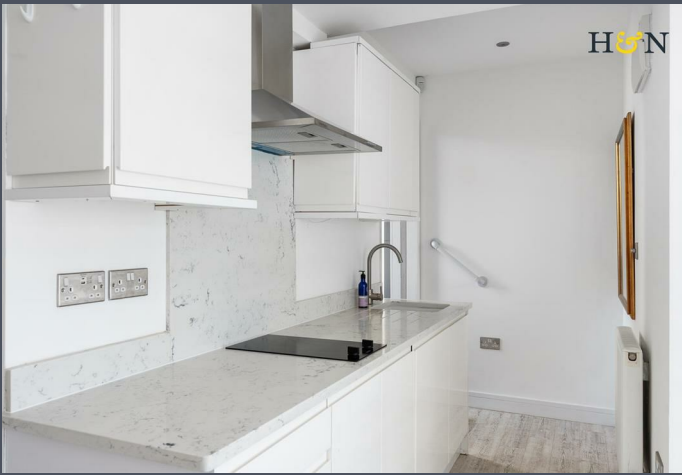
Council tax band: D

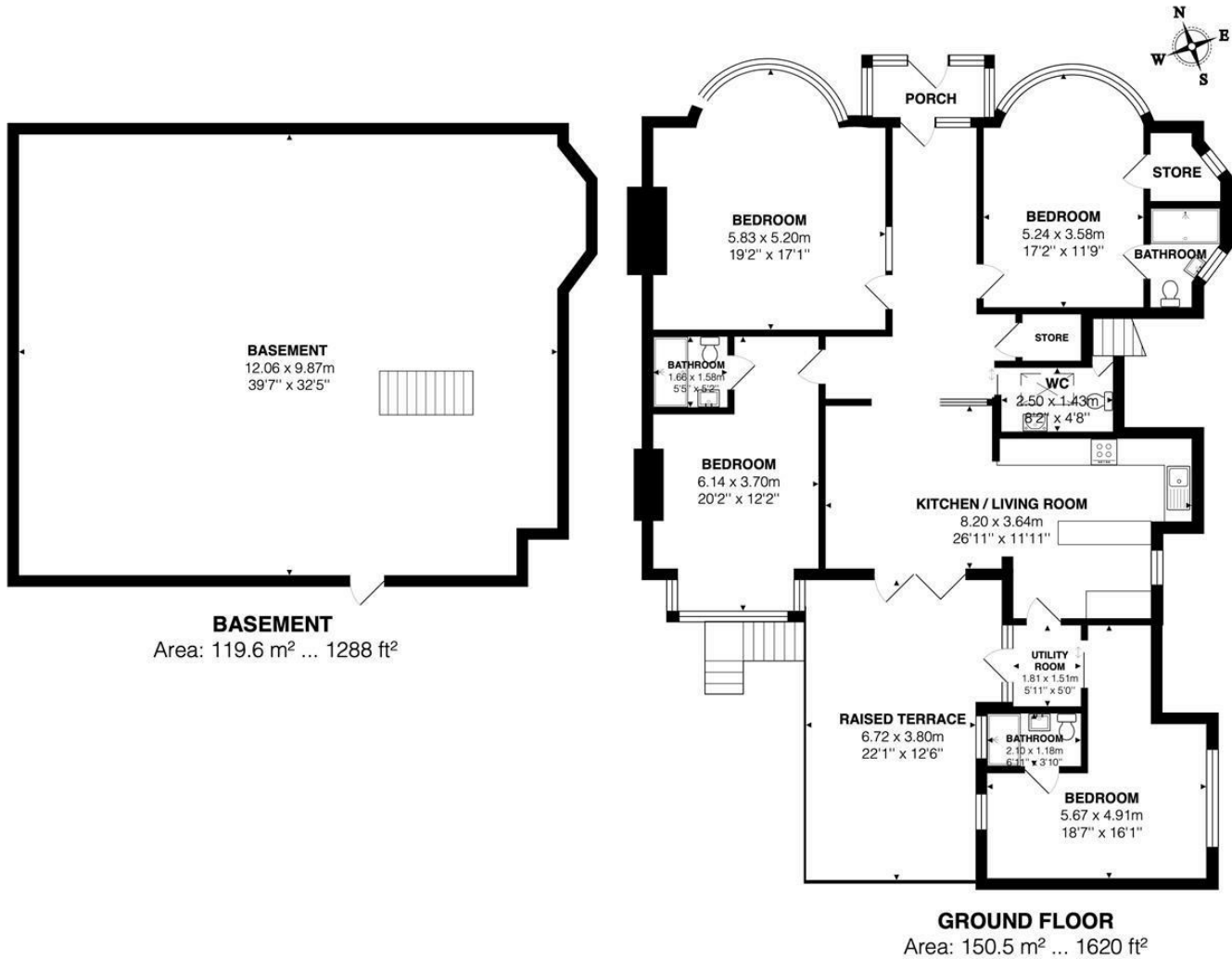
Tenure: Leasehold - 999 year Lease

Maintenance Charges : Adhoc - As and when works are needed.

NB: New Roof and external redecoration completed 2024





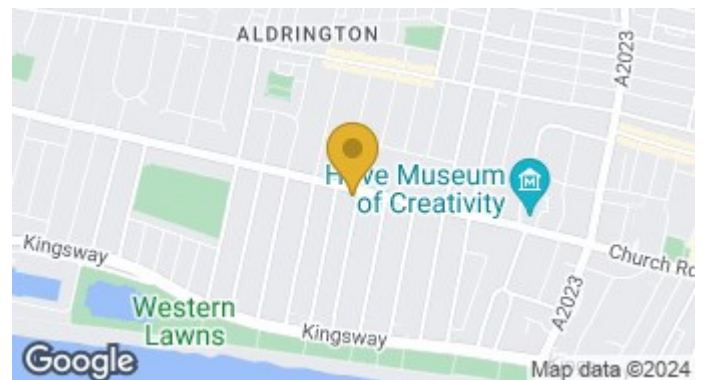


Total Area: 273.8 m² ... 2947 ft² (Excluding Raised terrace)



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