



New Church Road

Hove, BN3 4DA

£1,000,000

HEALY
& NEWSOM

EST. 1990



New Church Road, Hove, BN3 4DA

****Guide Price £1,000,000 - £1,100,000****

An attractive four bedroom Edwardian house offering a perfect blend of period elegance and modern living. Deceptively spacious, the property spans an impressive 1,744 square feet with two reception rooms that provide ample space for relaxation and entertaining, while the kitchen diner serves as a welcoming hub for family meals and gatherings.

This residence retains many of its original features, adding character and charm to the living spaces. The two bathrooms ensure convenience for busy households, and the thoughtful layout enhances the flow of the home.

Situated in close proximity to Hove seafront, residents can enjoy the vibrant coastal lifestyle, with the beach, local shops, and cafes just a short stroll away.

Upon entering this lovely home, you are greeted with a bright and generous entrance hall, there are high ceilings throughout the property and the original period stair case rises to the first floor. The ground floor enjoys two separate reception rooms with dividing double doors giving the option of a through living space, that when opened the combined spaces span an impressive 38 ft (11.65 meters). There is a modern downstairs shower room and a separate utility room - ideal for busy family households. The impressive kitchen diner is clean and modern in design, and is located at the rear of the house with a bright dual aspect. Comprising a range of fitted high gloss units with integrated appliances and leafy green views over the rear garden.

On the first floor spacious landing there is a feature west facing window allowing a lovely flow of natural light. To the front of the property, the principle bedroom is a bay fronted double bedroom with three fitted wardrobes and a bright southerly aspect. Bedroom three is also south facing and lovely and light with sea views. Bedrooms two and four, both have fitted wardrobes and views over the rear garden. Neutrally styled with tiled surrounds, the family bathroom is well proportioned with a roll top bath and shower over. There is access to the loft space provides the option for an extension subject to the usual consents.

To the front of the house is a garden with borders and mature shrubs either side and off-road parking with an EV charging point, a valuable asset in this sought-after area. This property presents a wonderful opportunity to embrace the charm of Edwardian architecture while enjoying the conveniences of modern living.

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Garden

24'07 x 44'11 (max) (7.49m x 13.69m (max))

The rear garden is perfect for enjoying sunny afternoons or hosting barbecues with friends. The gated side access adds practicality, making it easy for bikes and water sport

items. It is very low maintenance with a raised decked area ideal for sun bathing, feature brick walls and wood panel fencing allows for a very private space.

Location

The property is situated in New Church Road, a leafy avenue leading in a westerly direction from Hove and only one road south from the seafront. Both Portland Road and Boundary Road are within easy access with an array of local bars and shops, restaurants and convenience stores. Regular buses operate in the area affording access to Brighton Town Centre and beyond. Portslade mainline train station is only half a mile in distance with its direct service to London Victoria. Wish Park and Hove Lagoon is also easily accessible, where you can find a popular play area for children, and of course, enjoy the sea front walks. The area is also well served by highly regarded schools and nurseries such as St Christopher's and Hove Village nursery.

Additional Information

EPC rating: E

Internal Measurement: 1,744 Sqft / 162 Sqm

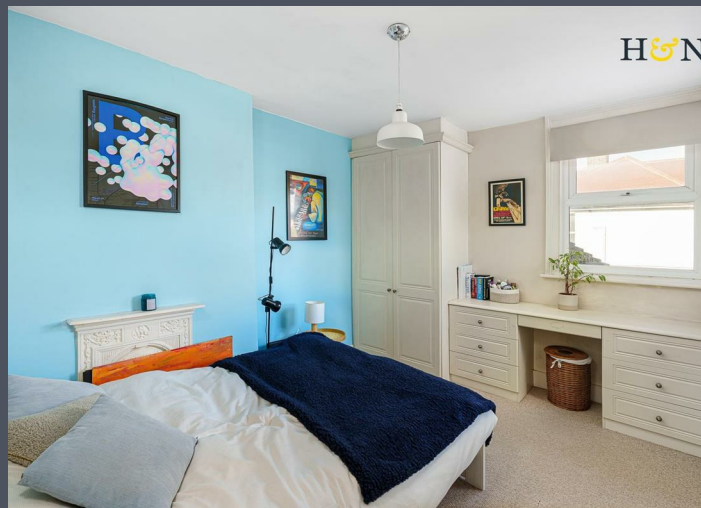
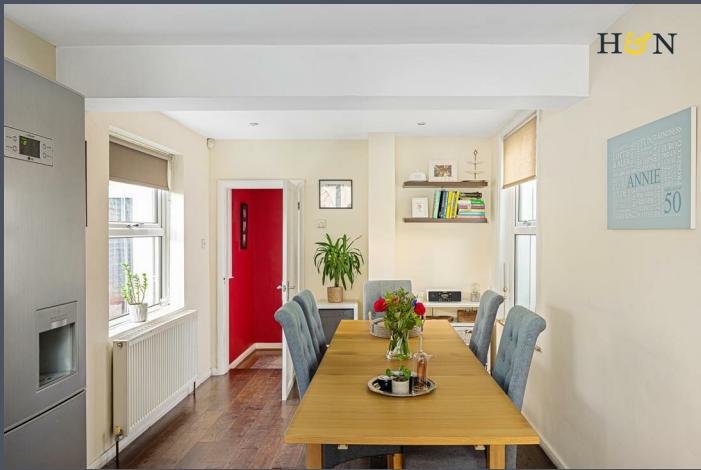
Tenure: Freehold

Council tax band: F

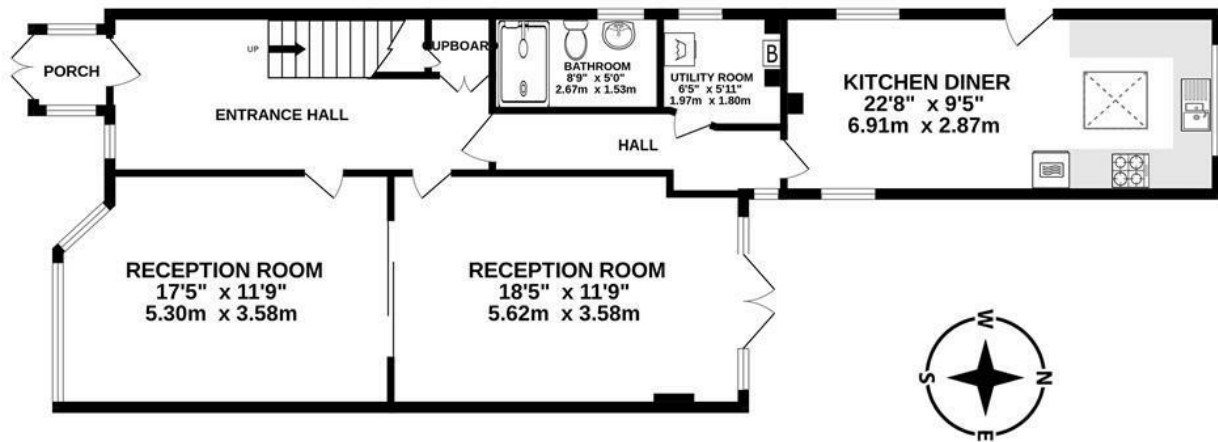
Parking zone: L

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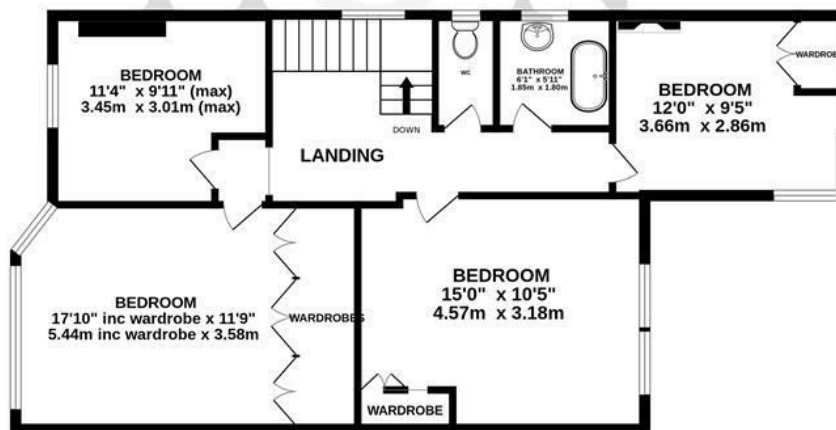




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1744sq.ft. (162.0 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.

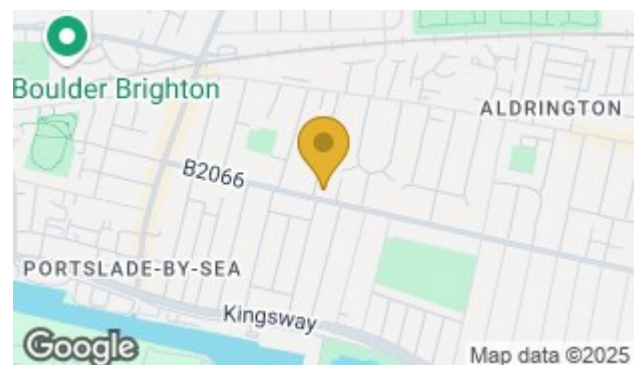
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