

H&N



Derek House
New Church Road, Hove

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Derek House, New Church Road, Hove, BN3 4BF

£395,000

An spacious second-floor flat offers a delightful blend of comfort and convenience. Boasting a south facing living room, kitchen and balcony, in addition to two generously sized double bedrooms, this purpose-built apartment is perfect for those seeking a modern living space with ample natural light and storage.

This flat comes with the added benefit of a garage and visitor parking within the well-managed building and grounds, a rare find in this vibrant coastal town and sought-after area. With a share of the freehold and the remainder of a 999-year lease, this property presents an excellent opportunity for both first-time buyers and those looking to downsize. Experience the charm of Hove living in this delightful apartment, where comfort and convenience meet in perfect harmony.

As you enter, you are greeted by a welcoming entrance hall that features two additional storage cupboards, ensuring that you have plenty of space to keep your belongings organised. The large reception room is a standout feature, bathed in sunlight from its south-facing aspect. This inviting space not only provides ample room for dining but also opens onto a south facing balcony, perfect for enjoying your morning coffee or unwinding in the evening.

The fitted kitchen is well-equipped with an integrated fridge, freezer and a double oven, there is also a large south facing window. The bedrooms are both west-facing, allowing for an abundance of light throughout the day, with one bedroom featuring a double depth wardrobe for added convenience.

The property also includes a shower room, complete with a deep storage cupboard and a walk-in shower enclosure fitted with a mixer shower. Additionally, there is a separate toilet with a basin, enhancing the practicality of the layout. This property presents a unique chance for the new owner to enhance the property to their taste and preferences, potentially increasing its value in the process.

Location

Derek House is located on New Church Road, one road back from the seafront, where you'll find Hove's newest beach park development. This inclusive space enjoys an outdoor sports hub with a café and terrace, beautiful landscaped gardens, wheeled sports areas including a skate plaza, paddle courts, pump track, and roller area, as well as tennis courts and more! Hove Lagoon is also easily accessible for water sports activities.

Independent shops, cafes and local amenities are all close by in Portland Road, Richardson Road and Church Road. In addition, Boundary Road, which is located at the west end of New Church Road, is a local thoroughfare where shops, independent businesses, restaurants and convenience stores can be found. Hove mainline train station is only approximately a mile in distance with direct services to Gatwick and London Victoria, this location is also on many of the main bus routes for the city and beyond.

Additional Information

EPC rating: C

Internal measurement: 893 Square feet / 83 Square metres

Tenure: Share of Freehold - 948 years remaining on the Lease

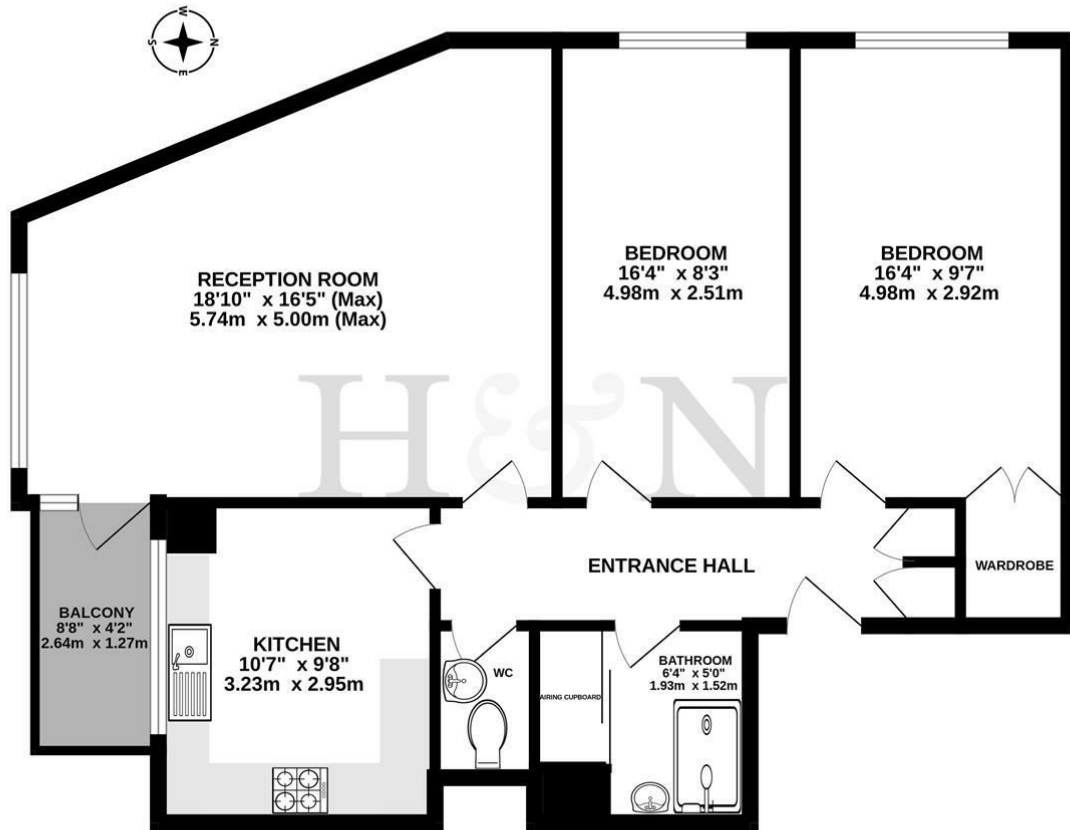
Maintenance charges: £1,996.82 per year (as advised by our client)

Council tax band: C

Parking zone: R

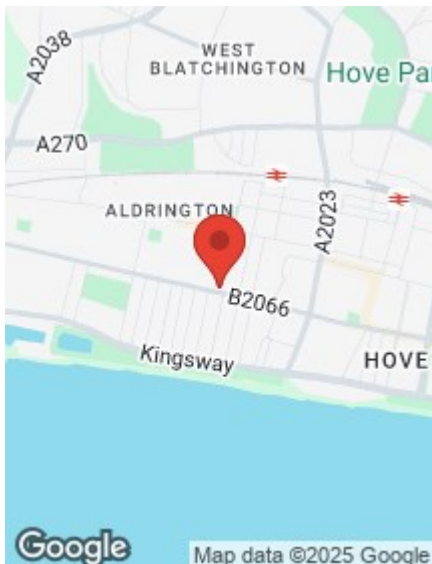
Parking: Garage in the block, visitor Parking on a first come first served basis

SECOND FLOOR



TOTAL FLOOR AREA : 893sq.ft. (83.0 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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VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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