



118 New Church Road

Hove, BN3 4JB

Offers in excess of £950,000

This attractive 1930's semi-detached family home boasts, light, space, and character from the first step into the wide hallway. To the front is a large reception room which benefits from a large bay window that leads through into the dining room at the rear. To the rear is an extended living room which boasts a southerly aspect which overlooks and provides access via sliding doors to the conservatory and rear garden. The kitchen area is in need of updating and has potential to open into the dining room, utility room and downstairs wc.

Stairs leading to the first floor are overlooked by an impressive Westerly facing stain glass window which floods the hallway and landing with natural light. The first-floor accommodation comprises four bedrooms. Bedroom one benefits from a large bay window, bedroom two overlooks the rear garden. There is also another 2 bedrooms and bathroom.

The front block paved driveway provides parking for three vehicles and provides side access to the rear garden and down to the garage. The Southerly rear garden captures the sunshine all day long and is mainly laid with paving stones.

On the south side of sought after New Church Road and within close proximity to popular Wish Park. Hove seafront is a short stroll and Aldrington Station is less than a mile in distance. Richardson Road is only 0.2 miles and hosts local amenities, such as the popular Drury coffee shop.

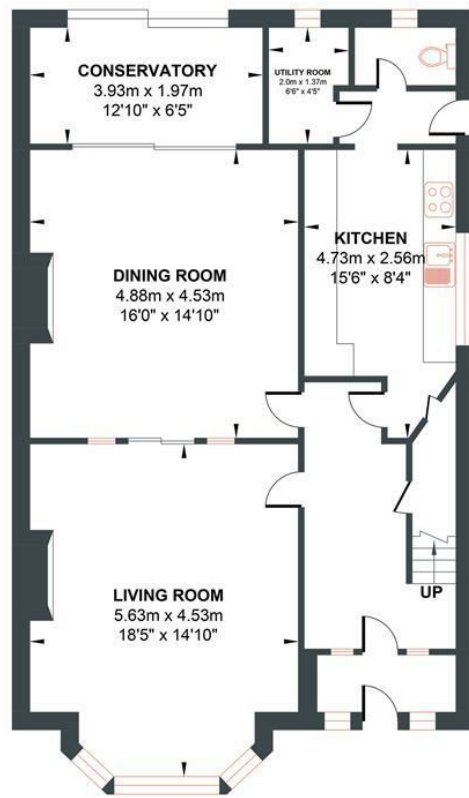


- Semi-Detached
- Bathroom
- Conservatory
- Garage
- In Need of Modernisation
- 4 Bedrooms
- Large Open Plan Living Room
- South Facing Garden
- Off Road Parking
- Great Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		79
	45	
	EU Directive 2002/91/EC	
England & Wales		

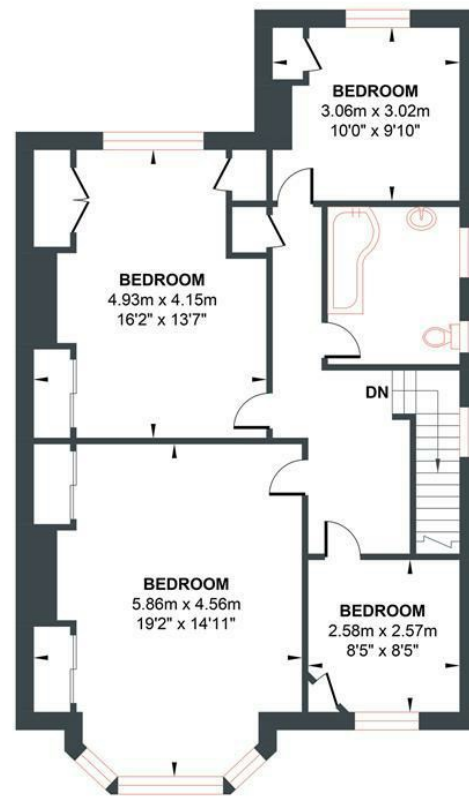
NEW CHURCH ROAD

Approximate Gross Internal Area = 180.01 sq m / 1937.61 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



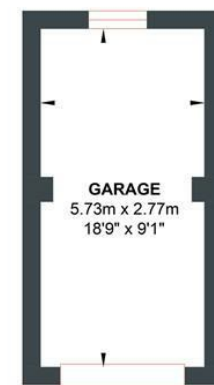
GROUND FLOOR

Approximate Floor Area
 928.27 sq ft
 (86.24 sq m)



FIRST FLOOR

Approximate Floor Area
 838.50 sq ft
 (77.90 sq m)



GARAGE

Approximate Floor Area
 170.82 sq ft
 (15.87 sq m)