





36 New Church Road  
Hove, BN3 4FJ

Guide price £1,650,000

Oakleigh Lodge is a substantial and versatile residence situated in the heart of Hove, just moments from the seafront and within easy walking distance of Church Road and Hove railway station. Offering over 5,000 sq ft of internal space, the property presents an exceptional opportunity to reconfigure as a spacious family home, convert to flats (subject to necessary consents), or retain its current use as a care facility.

Currently operating as a 15-bedroom care home, the property will be sold chain free, with vacant possession on completion. It enjoys a sunny, south-facing rear garden and a generous carriage driveway providing off-street parking for multiple vehicles.

The ground floor comprises a large living/dining room leading into a bright conservatory with views across the rear garden, a well-equipped fitted kitchen, and a lift that provides access to the first floor. There are five en-suite double bedrooms on this level, along with a utility room, additional WC, and wash facilities.

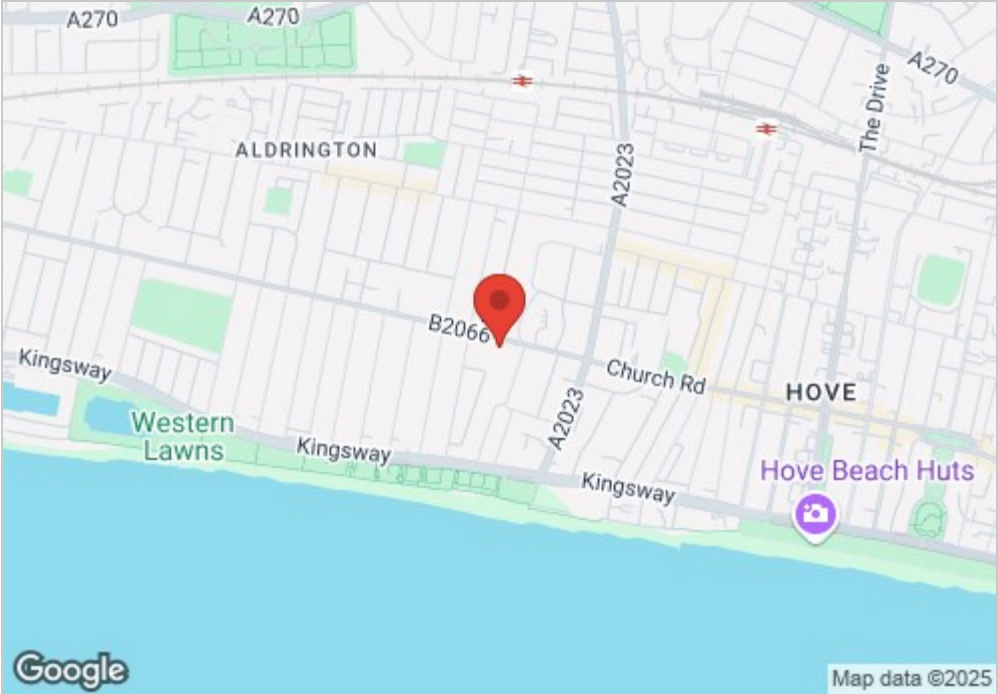
On the first floor, you'll find seven well-proportioned bedrooms, each with its own bathroom. The second floor features two further bedrooms and two bathrooms, with the rear bedroom offering far-reaching sea views.

The south-facing rear garden is a real highlight – a beautifully maintained space with a central lawn, mature planted borders, and a large wooden shed that benefits from power and lighting.

The location is superb. Richardson Road is just a short walk away and is extremely popular, home to a selection of independent shops, cafés, bars, and a much-loved local greengrocer. Nearby George Street offers all the hustle and bustle of high street shopping, pubs, restaurants, and amenities, while the beach is also just moments away. This unique property is also ideally placed for a selection of highly regarded local schools and excellent transport links, making it perfect for a range of buyers.

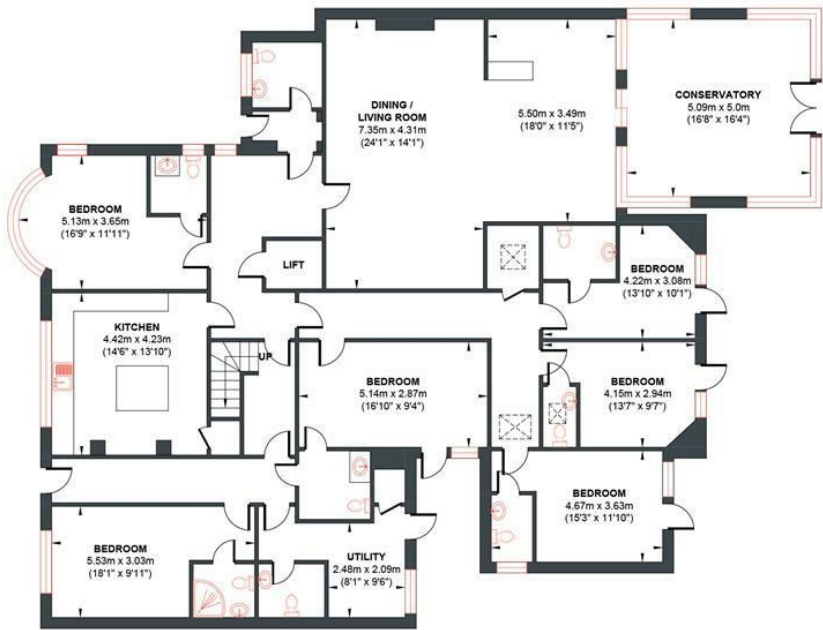
- 5,230 Square Feet
  - Investment Opportunity
  - Currently Being Used As A 15 Bed Care Home
  - Carriage Driveway
  - Ideal For Conversion Back To A Family Home , Subject To Planning
- Freehold
  - South Facing lawned Rear Garden
  - Short Walk To The Beach & Church Road Shops
  - Arranged Over Three Floors
  - Other Investment Opportunities

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		
England & Wales		EU Directive 2002/91/EC

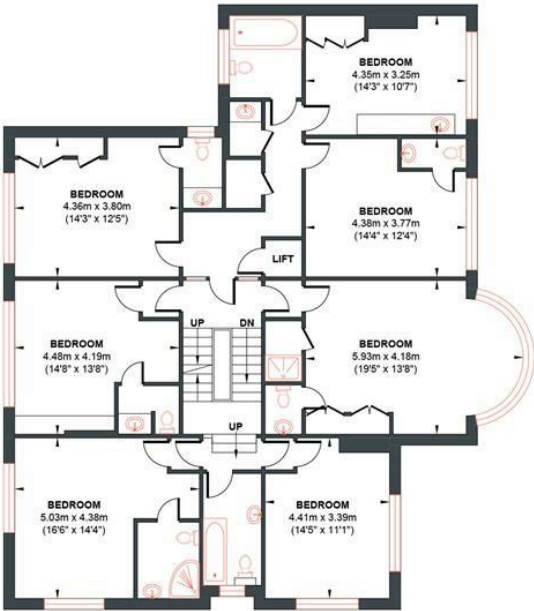


NEW CHURCH ROAD

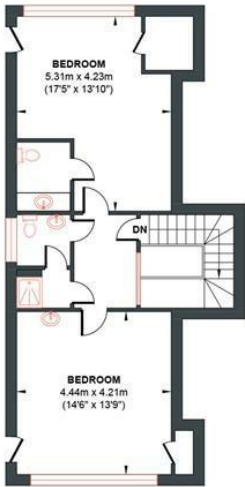
Approx. Gross Internal Floor Area 485.93 sq m / 5230.50 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.



GROUND FLOOR  
Approximate Floor Area  
2772.03 sq ft  
(257.53 sq m)



FIRST FLOOR  
Approximate Floor Area  
1828.68 sq ft  
(169.89 sq m)



SECOND FLOOR  
Approximate Floor Area  
629.79 sq ft  
(58.51 sq m)



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All measurements are approximate

