



New Church Road, Hove BN3

£1,750,000 - £1,850,000

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EXQUISITE



## INTRODUCING

# New Church Road, Hove BN3

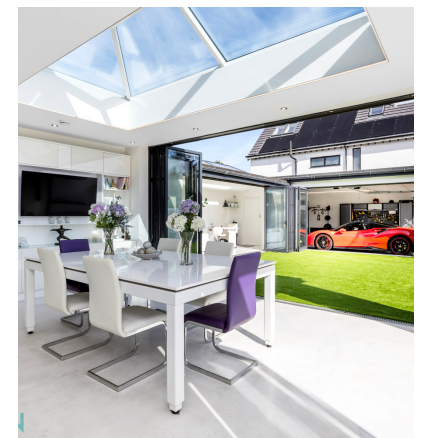
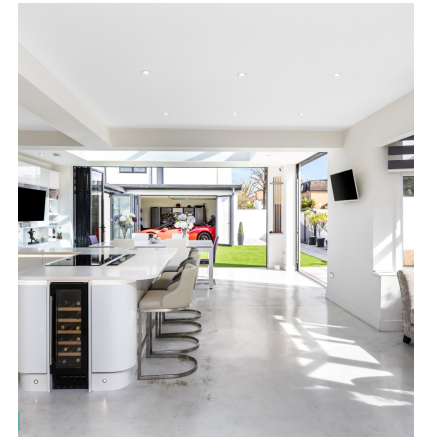
4 Bedrooms | 3 Bathrooms | 2 Living Rooms |  
3283 Sq Ft | Off Street Parking & Garage

Live the dream in this design-led 4 bed detached home with a sunny ground floor folding opening to the spacious, landscaped garden, an east wing with bi-folding doors for work or play, and there's a heated double garage for you and ample off street parking for friends and family. A private, secure retreat with unusually open views, it is 5 mins walk from the beach and al fresco 'Richardson Village' shops and cafés, 2 mins from good primary schools and playground of Wish Park, 4 mins from Portslade's direct trains to Gatwick and London (5-7 from Hove) and just 10 mins from central Brighton.

Ideal for contemporary entertaining, a beautiful living/dining room kitchen has broad bay windows, walls of glass and a vaulted skylight to bring both the sun and the garden in and at the heart of the space, a high spec kitchen is perfect for both family time and parties, sociable but tucked away from the in/out flow. There's discreet access to the east facing wing which has its own entrance through bi-folding doors to the garden, where there's a w.c for visitors if you work from home, and a utility room is sensibly located between the garage and the kitchen. Upstairs all of the private bedrooms are glamorous doubles, two family bathrooms have a fabulous finish – and there's two separate w.c's as well- and spanning the whole top floor, the principal suite is a quiet sanctuary with a walk in closet and high end shower room.

Close to the sea, the water sports of Hove Lagoon and countryside of the National Park there is something for everyone in this exclusive location a short drive from the vibrant lifestyle and shopping of Church Road. Well-connected with bus routes, the tree lined Church Road takes you into or out of the city, or to links to the A23/A27 for Lewes and Gatwick in minutes.

- Luxury detached 5 bed house
- Private home office/studio
- Fabulous open plan lifestyle
- Sunny, landscaped garden
- Heated garage, gated off street parking
- Exclusive West Hove
- 2 stations to Gatwick & London within 4-7 min radius
- Good schools, walk to beach
- Council Tax Band: G







## Introduction

On a big corner plot, this beautiful home has been designed to let the sun stream through and the whole of the sophisticated ground floor opens to the garden. Surprisingly private, none of the rooms in the house are directly overlooked and inside has a skilled blend of a luxury, sociable lifestyle and subtle home comforts.

Dynamic landscaping delivers an impressive, private approach with electronic gates at the front and side to off street parking for several cars and the double garage, and there is also secure, pedestrian access.







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### The Family Living Room, Dining Room and Kitchen

Wrapping around the ground floor with each, subtly defined area opening to the garden, this space is dazzling. Broad bays, vaulted skylights and bi-folding doors to the garden invite both sunlight and company, and it's beautifully balanced for both family time and entertaining. Underfloor heat ensures it is welcoming at any time of year, there's a choice of ambient lighting throughout and the expansive living area has a media wall out of sight of the kitchen dining area for match days or teens.

At the heart of the space, the glamorous kitchen has an easy flow, the working areas tucked behind a central island with an integrated induction hob and extractor fan which rises at the touch of a button. Seating 4 with ease, there's a wine cooler in easy reach and designed to cater for friends and family – at the same time - the main kitchen run with Corian surfaces has a Neff combi oven and fan oven with a warming tray beneath with a tall fridge and tall freezer on each side.

Looking over the main garden, the dining area surrenders to the sun and guests can relax beneath a vaulted skylight, whilst bi-folding doors in both external walls bring the outside in.

### The East Wing

A stunning contemporary home, great design also ensures it is easy to live in. Looking over the Italianate walled garden the east wing is discrete from, but connected to, both the house and garage. Used as a light and inviting place to work from home it offers versatile options as it could be a playroom or teenage den, and hosts a stylish utility room and guest cloakroom.







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## The Garden

Sunny and secure, this secluded oasis is embraced by the whole ground floor. Lovingly landscaped as another room of the house it is central to the home, ideal for the al fresco lifestyle our coastal city is famous for, and there are lights and power for parties!

## First Floor

Up past a sensor lit cloakroom for coats and bags, the first floor is devoted to quiet, comfortable bedrooms each with unusually open views, generous space– and character of their own. There is a luxury bathroom at one end of the spacious landing with high end black fittings, including the dual head shower above the bath and lit mirrors, and at the other end of the landing, the same attention to detail continues in a chic shower room with a high end finish.

At the back, the first of the double bedrooms shimmers in designer paper. Light and airy with a broad bay and French doors, it is not directly overlooked and there is a whole wall of mirrored wardrobes to fill.

Running along the front of the house, two big, bright bedrooms are stylish, with open views making them surprisingly private.

Peaceful at the back, the fourth generous double bedroom is a secluded beauty, ready to move into.









### Luxury Living: The Top Floor

With skylights to frame the sky, a church spire and an uninterrupted vista which sweeps along the broad, tree lined avenue of Church Road to the heart of Hove and its i360, this spacious attic area with shower room and ample storage (including a sensor lit area) could become a fabulous principal suite, subject to necessary consents.

### Vendor's comments

"The seamless flow of the ground floor to the garden is perfect for a growing family or entertaining and each of the zones are large, so we never feel on top of each other. There is plenty of space for friends to stay over and the studio room is versatile – it could be a home office or a playroom. The area is safe and friendly, (the neighbours are a great bunch of people), there's a café, a butchers and a grocers around the corner and the sea is a short walk. We are not always tied to the car as there are plenty of buses along Church Road (and so you would not always be tied to the children either!). Convenient for nights out locally, in Brighton's picturesque heart or in the West End as Hove station has direct trains to Gatwick and London, we shall miss our happy home and garden, but it is time for us to move on and let some-one else enjoy it."





## LOCATION GUIDE

### Good to Know

Local shops: Richardson Village 1 min drive, 3 mins walk. Church Road with Tesco 3 by car

Portslade Station 4 mins, Hove Station 6 by cab

Hove Lawns and the sea 1 min by car, 6 mins on foot, Wish Park 1 min by car 4 walk

### Education

Primary: West Hove Infant 2 mins drive, 7 walk

Secondary: Hove Park, Blatchington Mill 10 min radius

Sixth Form: BHASVIC

Private: Windlesham Prep, Lancing Prep, Brighton College, Brighton Girls, St Christopher's

### Location Guide

Just a few minutes from central Brighton & Hove, with the social Hove Lawns and the beach at the end of the avenue opposite the house, this area has something for everyone and is also ideal for commuters as both Portslade and Hove Station with direct trains to Gatwick and London are easy to reach. Surrounded by good schools, both state and private Wish Park is full of families with a café, and the al fresco cafes and friendly 'village' at nearby Richardson Road are also a magnet for locals. For those who love water sports Hove Lagoon is easy to reach and the countryside walks of the South Downs are just a short drive. Arts venues, international restaurants and cosmopolitan shopping of the city are all nearby, and for those who commute by car, there's swift access to the A23/A27.





# New Church Road, Hove BN3

Approximate Gross Internal Area = 305.05 sq m / 3283.53 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale

