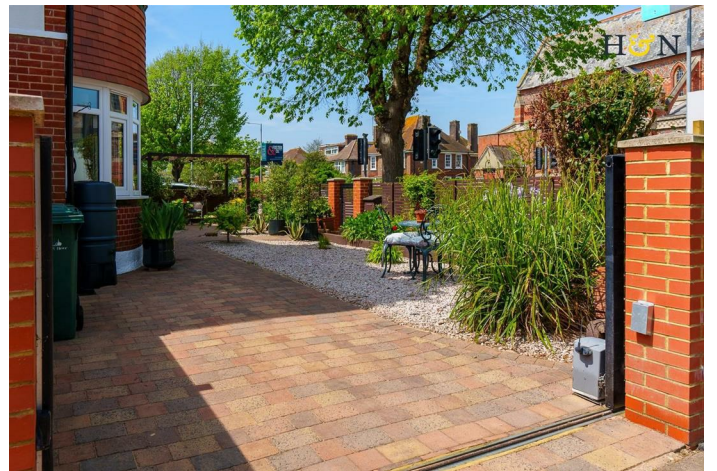


LEASEHOLD



Apartment (EPC Rating: C)

**78 NEW CHURCH ROAD, HOVE, BN3 4FN**

Guide Price

**£1,250,000**

**ASTON  
VAUGHAN**  
Sales and Lettings



# 4 Bedroom Apartment located in Hove

\* Guide Price £1,250,000 - £1,350,000 \*

Formed from the entire ground floor of a substantial detached villa, this exceptional mansion flat offers over 1600 sq. ft. of luxurious living space for families and professionals looking to live the quintessential Hove lifestyle by the sea.

With four double bedrooms, three en suite bathrooms and a rear annex, the rooms are versatile depending on the family's needs, be that working from home, raising children or letting space to generate additional income.

To the front, electric gates open to a secure parking space alongside a generous front garden with an open easterly aspect, while the kitchen and dining room open completely to a sun drenched south westerly rear garden which becomes an extension of the home during warmer weather.

## Exterior

Architects during the 1920s/30s were moving away from ornate Victorian styles and were building houses with family in mind: where space and light were of the utmost importance. This property offers these features in abundance with wide bow windows to the front and ample glazing to the rear framing views of the garden. Secure gates open to a parking forecourt and the front garden is an attractive space to welcome you home with well-established plants surrounding a neat brick patio and shingle seating area spanning the front of the house.

Stepping inside, the space is immediately impressive having been fully renovated during the last two-years. Even below the immaculate aesthetic, the workings of the flat have been improved to include new sound insulation, wiring, heating, a new roof and full redecoration, so it will last for many years to come. Bringing both form and function to the space, grey Karndean flooring flows throughout the main living areas and across thresholds, paired with fresh white walls to create a blank canvas for new owners.

## Reception room/Bedroom

Bright and airy with views over the front garden, this versatile space works well as a large double room or as a separate sitting room. For families requiring a TV room, playroom or games room, it is ideal, but equally it would house a king size bed and several pieces of bedroom furniture without compromising on floor space.

## Ensuite bedrooms

Mirroring the sitting room, the principal bedroom suite benefits from a walk-in wardrobe/office space, and a chic ensuite shower room with brick wall tiles and a rainfall shower. Seagrass carpets are both warm and hardwearing and tall column radiators warm the room in winter.

Bedroom two sits peacefully to the rear of the house with a box bay window almost covering the southerly wall looking out to the garden. Eastern inspired wardrobes run along one wall to maximise the floor space and the en suite gleams in white with a large walk-in shower.

## The Kitchen, Dining & Family Room

Offering a wealth of storage in classic timber cabinetry, paired with marbled quartz worktops, the kitchen feels luxurious. An arm of the kitchen forms a breakfast bar for informal dining while there is space in the main room for a sizable dining table for family suppers and dinner parties. Fitted appliances include dual ovens, an induction hob, a dishwasher and a fridge freezer while a Quooker boiling water tap avoids clutter on the worktops. The adjoining utility area has space for two machines, plus a sink and additional storage.

## Garden

A wall of bi-fold aluminium framed doors open to link the garden with the open plan living space, so you can spill outside during the warmer seasons for drinks and dining alfresco on the decking. Facing south with an open westerly aspect, the garden is filled with sunshine right through the day and is perfectly low maintenance for the busy modern lifestyle. Steps lead down to a sunken garden area, ideal as a kitchen garden perhaps, while the upper decking can be decorated with potted plants and garden furniture to add a pop of colour and scent to the space.

## Annex bedroom suite

Tucked away to the rear of the house looking out over the garden, the annex bedroom suite can become completely self-contained should the door to the garden be reinstated. It was created by the current owner for a family member to stay long term, so the addition of a kitchenette alongside another beautifully appointed shower room, enabled an independent lifestyle while remaining close to the family. There is space for a double bed and a seating area, so it would also be ideal for an au pair or lodger.

## Cellar

At just under 1300 sq. ft., the cellar almost covers the footprint of the flat, providing a huge amount of storage space. While it does not have the depth available to be habitable, there is potential to great further living space subject to planning consents, which would bring the total footprint to approx. 3800 sq. ft. - although this would require a vast amount of work to include excavation.

## Vendor's Comments

"This has been a wonderful home over the last nine-years which has been enjoyed by several generations. Since the second renovation two-years ago, it has been a fantastic space for entertaining and the garden is a real suntrap during the summer. Location wise, the flat offers a great lifestyle by the sea as there is so much to enjoy within walking distance, with Hove Lagoon at the bottom of the road and several parks nearby. There is a genuine sense of community within these roads, and this has been a harmonious home where we have made many happy memories, so we will miss it hugely."

## Education:

Primary: West Hove Primary, At. Andrew's CofE  
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC  
Sixth Form: BHASVIC, Newman College, Varndean College  
Private: Brighton College, St Christopher's School, Lancing College

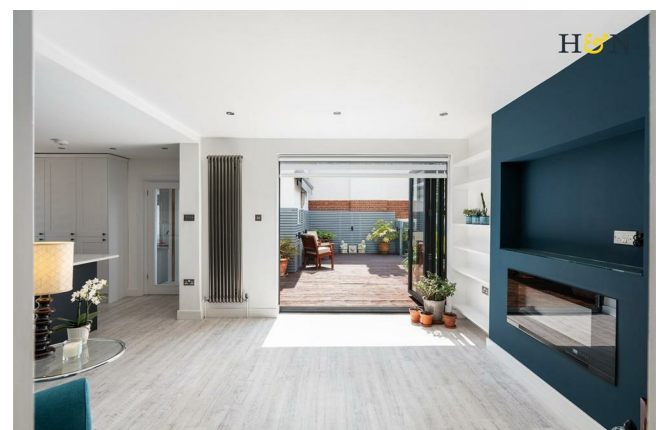
## Good to Know:

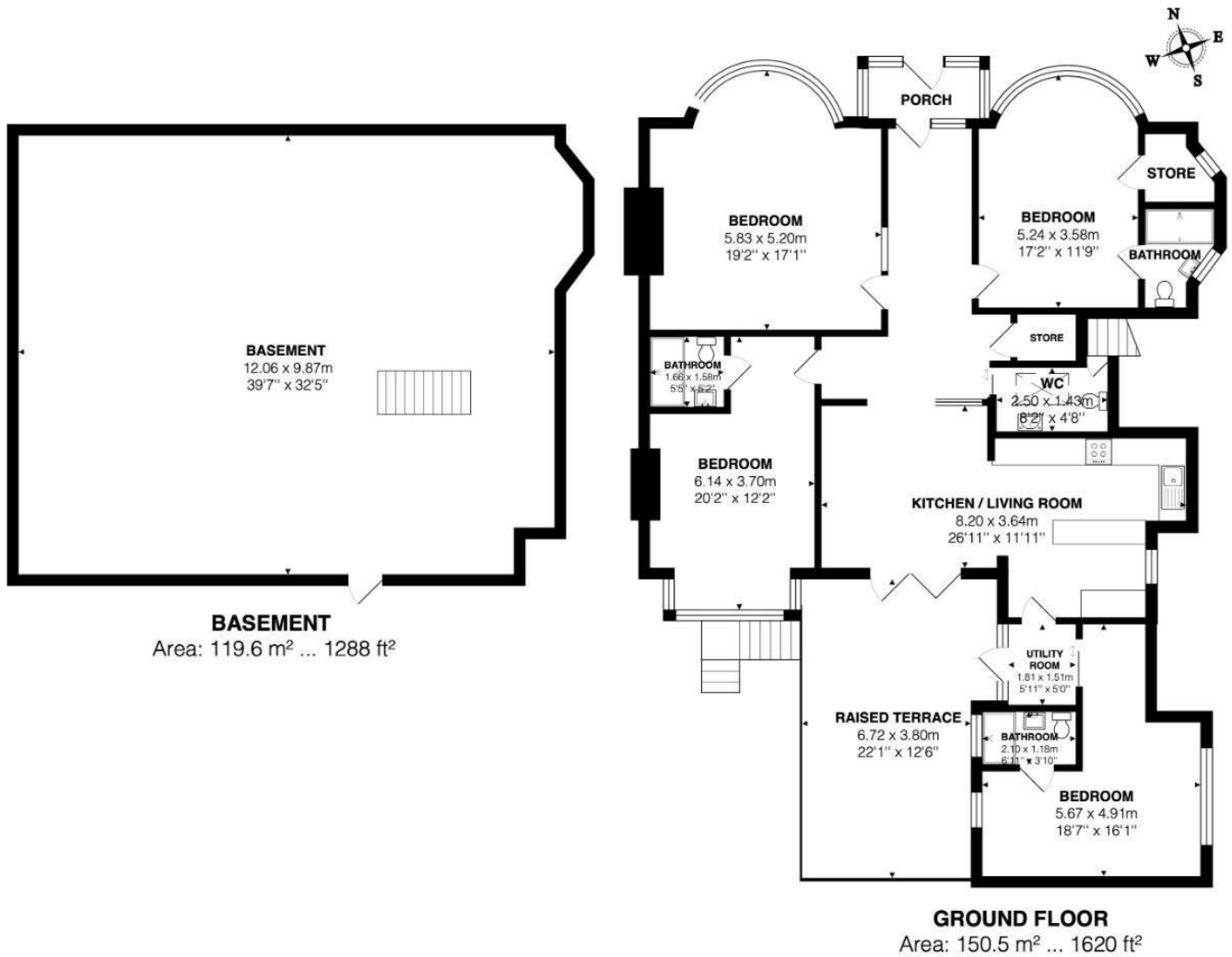


Sitting in West Hove with Hove Lawns and Beach nearby, this incredible home is perfectly located for families and professionals alike. There are several award-winning restaurants, gastropubs and wine bars nearby on Church Road – and many more in nearby Poets Corner – while Central Brighton with its theatres, museums and North Laine Shopping District is only 30 minutes on foot (10 mins by bus) along the coast/promenade.

The local schools, both private and state, are amongst the best in the city and transport links are excellent with Hove's commuter stations at Portslade/Hove/Aldrington are just 5 or 10-minutes away and buses to whisk you throughout the city and beyond, stopping close by.

A parade of shops on Richardson Road sit opposite the property where you'll find a butchers, organic food store, cafes and an array of beauty establishments. Hove Lagoon is also easily accessible down Langdale Road where you can find a popular play area for children, a café and an array of water sports on offer. Sea swimming is a popular past time among the locals of Hove and there are plenty of exercise groups who use the beach and promenade for sports, Park Runs and cycling.



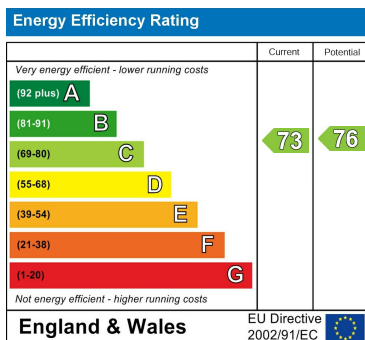


Total Area: 273.8 m<sup>2</sup> ... 2947 ft<sup>2</sup> (Excluding Raised terrace)

Council Tax Band

**C**

Energy Performance Graph



Call us on

**01273 253000**

[info@astonvaughan.co.uk](mailto:info@astonvaughan.co.uk)

[www.astonvaughan.co.uk](http://www.astonvaughan.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.