



88 New Church Road | Hove | East Sussex | BN3 4JA
Offers Over **£300,000**

JS
living property
jacobs | Steel



Jacobs Steel are delight to offer for sale this second floor apartment benefitting from rooftop and distant sea views in this popular location in central Hove, also being sold with the added benefit of no on going chain.



Property details: 88 New Church Road | Hove | East Sussex | BN3 4JA

Key features:

- Second Floor Apartment
- Two Double Bedrooms
- Rooftop And Distant Sea Views
- Central Hove Location
- Gas Central Heating
- No On Going Chain
- New 99 Year Lease
- Fitted Kitchen & Bathroom
- Walk In Wardrobe To Master Bedroom
- Inspection Is A Must

 2 Bedrooms

 1 Bathroom

 1 Living Room

Situated in a sought after location in New Church Road, Hove being within easy walking distance access to Hove Lagoon and the beach, with Hove Town Centre shops, restaurants and bars being a short distance away.

Communal front door opening into communal hallways, stairs leading to second floor, private front door to;

SPACIOUS ENTRANCE HALLWAY 12' 5" x 7' 5" *at maximum measurements (3.78m x 2.26m)* Comprising recently fitted carpeted floor, single radiator, spotlights, loft hatch access, smoke detector, security entry telephone system.

DUAL ASPECT LOUNGE 13' 7" x 11' 3" *(4.14m x 3.43m)* South and West aspect benefitting from rooftop and distant sea views, comprising recently fitted carpeted floor, various power points, telephone point, television point, spotlights, single radiator, access into eaves storage.

BEDROOM ONE 15' 1" x 11' 6" *at maximum measurements (4.6m x 3.51m)* North aspect benefitting from rooftop and distant downland views, comprising recently fitted carpeted floor, single radiator, various

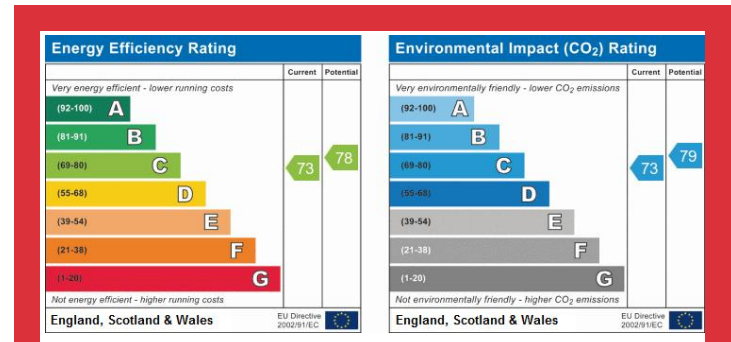
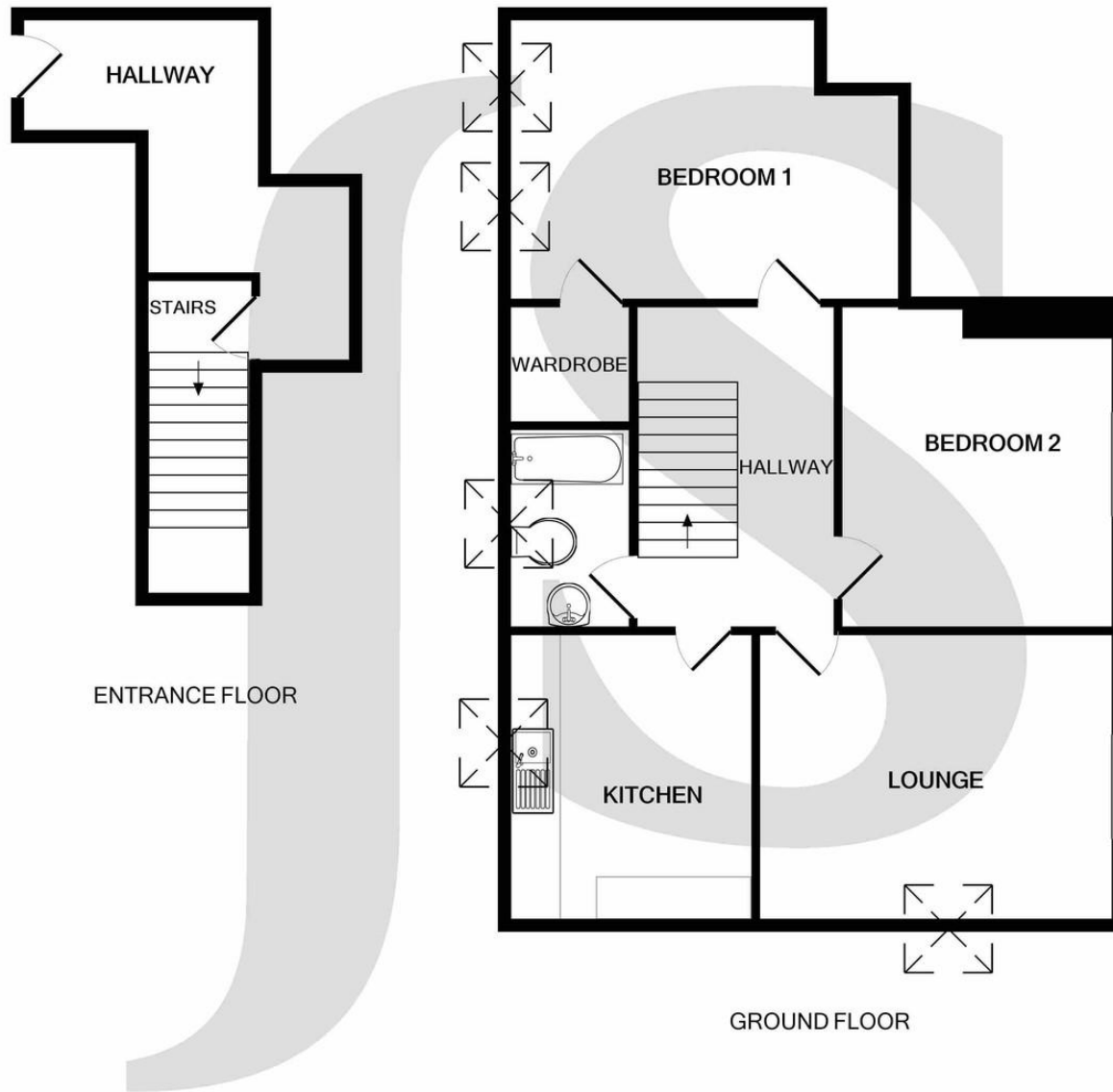
power points, access into eaves storage, single light fitting, smoke detector, door to;

WALK IN WARDROBE 5' 4" x 4' 11" *(1.63m x 1.5m)* Single light fitting.

BEDROOM TWO 12' 0" x 10' 5" *(3.66m x 3.18m)* South aspect benefitting from rooftop and distant sea views, comprising recently fitted carpeted floor, single radiator, various power points, spotlights, smoke detector.

FITTED KITCHEN 11' 0" x 9' 5" *(3.35m x 2.87m)* North aspect benefitting from rooftop and distant downland views, comprising recently fitted vinyl flooring, a range of matching base level units with roll edge worktop above, inset stainless steel single sink unit with single drainer and hot and cold tap, tiled splashback, various power points, recently fitted combination Valliant boiler, space for oven / cooker, space for washing machine, space for under counter fridge, spotlights, smoke detector, single radiator.

FITTED BATHROOM 7' 9" x 4' 10" *(2.36m x 1.47m)* North aspect, comprising vinyl floor, pedestal hand wash basin with tiled splashback, panel enclosed bath, low flush WC, single radiator, part tiled walls.



Property Details:

Floor Area: () – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.