



191 New Church Road

Hove BN3 4DA

Guide Price £1,000,000 - £1,100,000

- DELIGHTFUL FAMILY HOME AND SHOWER ROOM
- SPACIOUS FOUR BEDROOM HOUSE
- DESIRABLE NEW CHURCH ROAD LOCATION
- DOUBLE ASPECT KITCHEN/BREAKFAST ROOM
- LIVING ROOM AND DINING ROOM
- FAMILY BATHROOM AND SHOWER ROOM
- REAR GARDEN
- PRIVATE DRIVE

Whitlock and Heaps are delighted to bring to market this excellent semi detached family home being situated in this most desirable location within a few minutes walk of Hove seafront and offering bright and spacious four bedroom accommodation. The ground floor accommodation leads of a spacious entrance hall and features a double aspect kitchen/breakfast room, living room and dining room leading onto the rear garden. There is also a ground floor shower and utility room with a family bathroom featuring a roll top bath to the first floor. Approached via a private drive and situated in this convenient location within a short walk of Portslade mainline station offering direct links to London with local eateries, cafes and shopping facilities also being close by.

ENCLOSED ENTRANCE PORCH

SPACIOUS ENTRANCE HALL Understairs storage, radiator.

SHOWER ROOM Comprising walk in shower with tiled floor and surround, pedestal wash hand basin, low level w.c, heated towel rail, UPVC double glazed window.

UTILITY CUPBOARD Space and plumbing for washing machine, Glow Worm boiler (installed in November 2024), fitted cupboard.

KITCHEN/BREAKFAST ROOM Double aspect with UPVC double glazed windows overlooking the garden. Incorporating 1 1/2 bowl stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, eye level wall cupboards, four ring gas hob with stainless steel extractor over, eye level oven and microwave, integrated dishwasher, space for fridge/freezer, radiator, door to garden.

LIVING ROOM South facing with UPVC double glazed window, electric fire, radiator, doors to:

DINING ROOM Radiator, UPVC double glazed French doors to garden.

FIRST FLOOR

LANDING UPVC double glazed window.

BEDROOM 1 Fitted wardrobes, UPVC double glazed window, radiator.

BEDROOM 2 Fitted wardrobes and shelving, UPVC double glazed window, radiator.

BEDROOM 3 Feature fireplace, fitted wardrobe and desk, two UPVC double glazed windows, radiator.

BEDROOM 4 UPVC double glazed window, radiator.

BATHROOM Comprising roll top bath with mixer tap and telephone style shower attachment, pedestal wash hand basin, heated ladder style towel rail, tiled walls and floor.

SEPARATE W.C Comprising pedestal wash hand basin, low level w.c, tiled walls and floor.

OUTSIDE

PRIVATE DRIVE Electric charge point.

REAR GARDEN Low maintenance with raised deck and side access.

Freehold

Council Tax Band F (taken from www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

NEW CHURCH ROAD

HOVE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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