



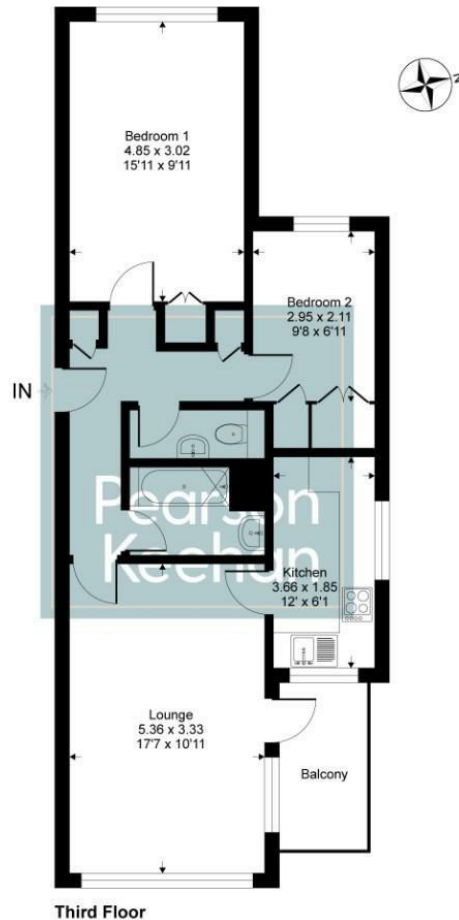
New Church Road, Hove, BN3 4AJ

Offers in excess of £325,000 - Leasehold

Pearson
Keehan

Blenheim Court, BN3

Approximate Gross Internal Area = 63 sq m / 678 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IFMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2024 - Produced for Pearson Keehan

Situated on the highly desirable New Church Road, we are pleased to bring to the market this well-appointed two bedroom third floor apartment that boasts bright and spacious accommodation, a delightful south facing balcony and a dedicated off-street parking space.

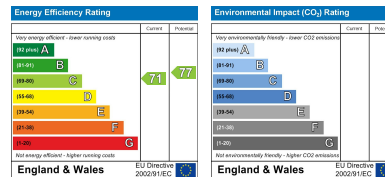
Stepping inside the apartment, the two bedrooms are positioned at the rear with the principle bedroom being very generous in size and bedroom two benefitting from built-in wardrobes. Centrally located is the fully tiled bathroom and separate WC and completing the layout at the front is the expansive living room with kitchen set off. The dual aspect southerly living room showers in an abundance of natural light and offers the perfect space to relax and unwind.

The south-easterly aspect private balcony basks in sunshine and offers a tranquil spot and provides enough room for a table and chairs.

Blenheim Court is a well-regarded purpose built block with two passenger lifts and is situated on the ever-popular New Church Road. The property's prime Hove location means you are within close proximity to the numerous amenities that Richardson Road and Church Road thoroughfares offer and just a short journey from Hove seafront. Numerous bus links are found on New Church Road enabling access all across the city and Aldrington & Hove Station are also within easy reach.

The property benefits from a dedicated off-street parking space and is being sold with a long lease and no onward chain.

Service Charge: £1,450 per 6 months
Council Tax Band: B



These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Pearson Keehan Ltd. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.

Pearson Keehan

95 Portland Road, Hove, East Sussex, BN3 5DP

Tel: 01273 206999 Email: info@pearsonkeehan.com

pearsonkeehan.com

**Pearson
Keehan**