



House 2, 125 New Church Road

Hove, BN3 4BE

Asking price £800,000

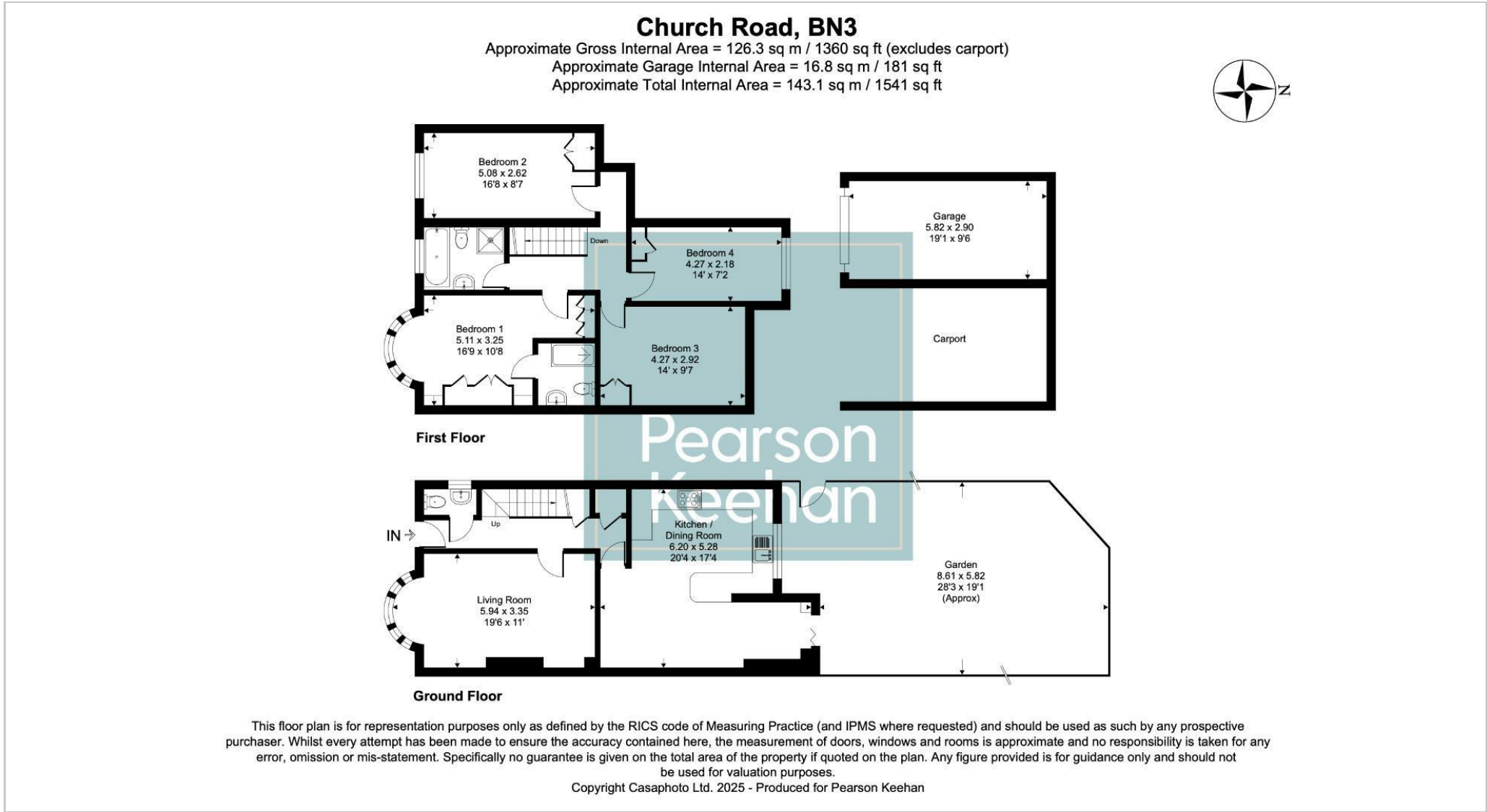
An immaculately presented and deceptively spacious four bedroom family home that benefits from two bathrooms, a lovely landscaped private garden, off-street parking and a garage. Located on the prestigious New Church Road, this property boasts an excellent Hove location, offering close proximity to top-rated local schools, the scenic seafront, and a variety of amenities.

Stepping inside, the ground floor accommodation provides a generously sized bay-fronted living room that pours in an abundance of natural light via its large curved bay window. Off the hallway, is a cloakroom and to the rear is the extended open plan kitchen/dining space that provides a wonderful space to dine and entertain. Contemporary bi-folding doors provide access and views out to the garden.

Moving upstairs to the first floor, a modern family bathroom can be found along with all four double bedrooms with the principle bedroom boasting en suite shower room, a south facing balcony and built-in wardrobes. Access to loft is via this floor which provides a huge amount of storage.

Outside, the private landscaped garden offers a paved area for outside dining with the rest being mainly laid to lawn. To the front of the property there is a carriage driveway that leads to the rear of the development where you can find the property's garage and dedicated car parking space.

In terms of location, New Church Road is a sought-after address that means you are ideally located close to Hove seafront, numerous transport links and several popular local schools. Nearby Wish Park provides a playground and green space whilst the newly developed Hove Beach Park offers new Padel Courts and is next door to the trendy Rockwater Bar & Restaurant.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

