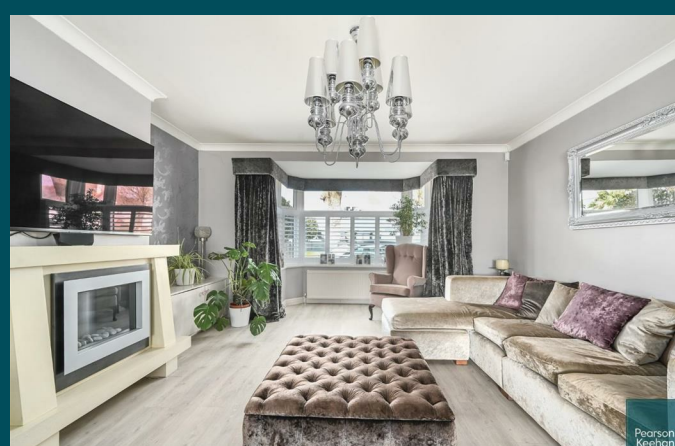




116 New Church Road

Hove, BN3 4JB

Asking price £1,100,000

This stunning and exceptionally spacious four-bedroom family home spans three storeys and boasts a generously sized south-facing garden, two bathrooms, off-street parking, and the added benefit of no onward chain.

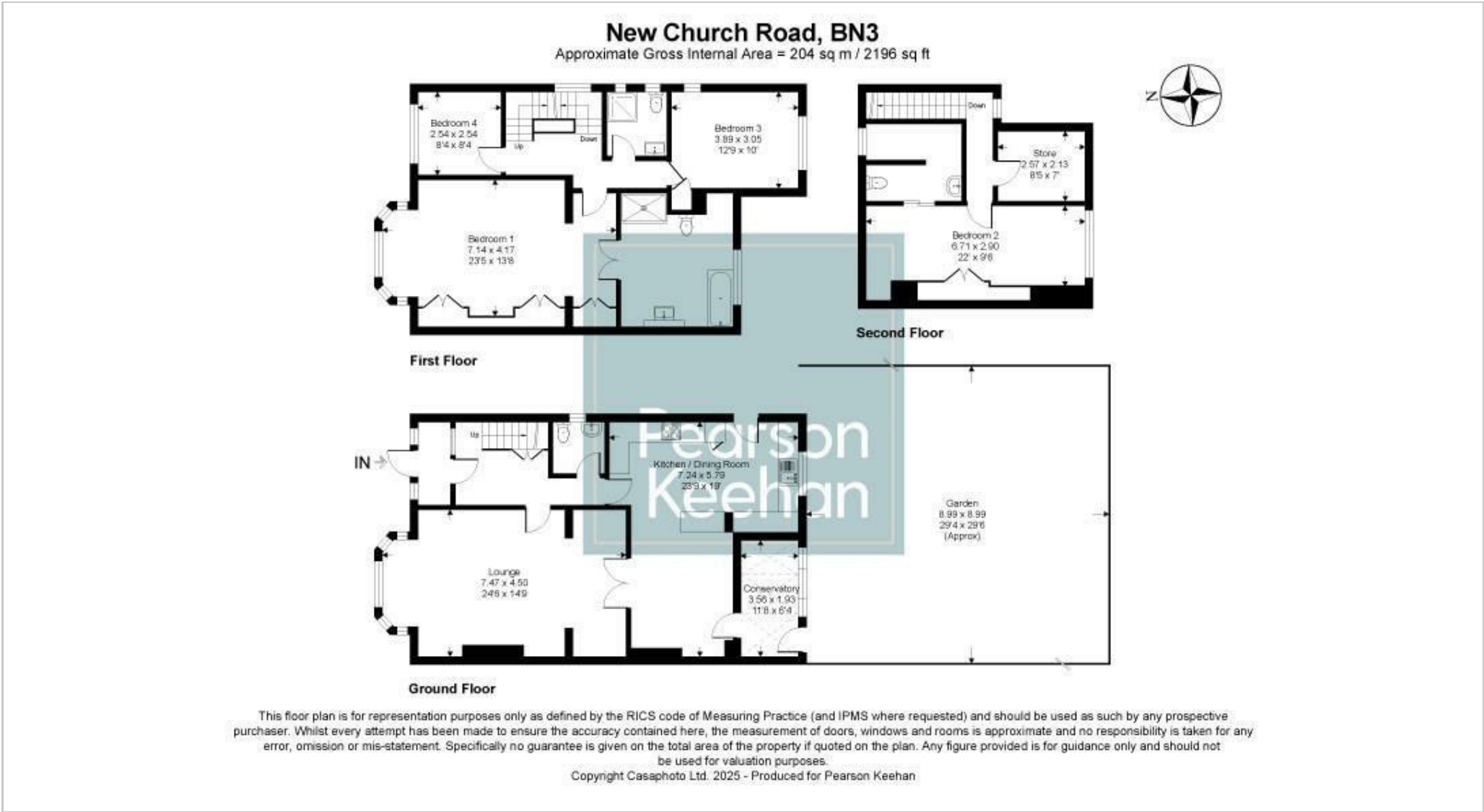
Situated on the highly sought-after New Church Road, this charming 1930s semi-detached house offers nearly 2,200 sq ft of luxurious living space. Upon entering, you'll be greeted by a grand 24ft bay-fronted living room — the perfect space to relax and unwind. To the rear, the expansive and stylish kitchen/dining room creates an inviting setting for both family meals and entertaining guests. A convenient cloakroom completes the ground floor.

On the first floor, you'll find a contemporary shower room alongside three well-appointed bedrooms. The spacious principal bedroom is a standout feature, complete with built-in wardrobes and a large luxury en suite bathroom.

The top floor hosts a very large additional bedroom featuring an en suite toilet that could easily be converted into a shower room if desired. Also found on this level a good sized storage room.

Outside, the south-facing rear garden basks in sunlight throughout the day, providing ample space for outdoor gatherings, family activities, and barbecues. At the front of the property, a block-paved driveway offers off-street parking for two cars, complemented by an EV car charging point.

New Church Road is a prestigious Hove address, ideally located just moments from the seafront and well-connected by numerous transport links. Several highly regarded local schools are within easy reach, while nearby Wish Park offers a playground and green space. The recently developed Hove Beach Park adds to the area's appeal, featuring brand-new Padel Courts and the vibrant Rockwater Bar & Restaurant.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		64	
(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 CO ₂ 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 CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Pearson
Keehan