

# 233C New Church Road

Hove, BN3 4EE

**Offers in excess of £500,000**

A beautifully presented three-bedroom ground-floor flat, ideally positioned close to a wide range of local amenities and Portslade Railway Station, complete with a generously sized rear garden.

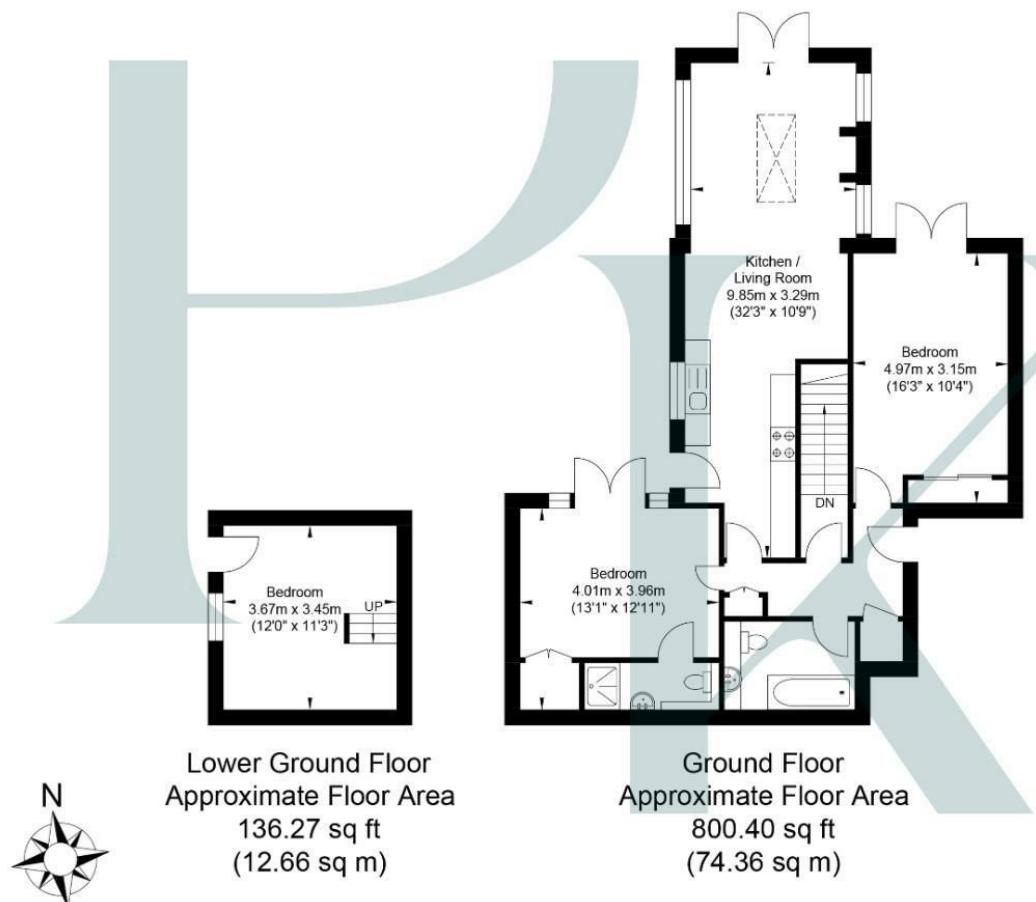
Upon entering, you are welcomed into a beautifully designed home that boasts a spacious open-plan living and dining area. High ceilings and a central skylight fill the room with natural light, while elegant double doors seamlessly connect the space to the rear garden. The contemporary fitted kitchen is finished with sleek cabinetry, integrated appliances, and striking wooden parquet flooring, combining style with practicality. The accommodation offers three generous double bedrooms, split across two levels, with the master suite benefitting from a private en-suite and completing the layout is a modern family bathroom featuring a full-sized bath and contemporary fittings.

Accessible from both the kitchen/lounge and the bedrooms, the rear garden provides a peaceful and private retreat. Beautifully landscaped, it showcases a raised wrap-around decked terrace ideal for outdoor entertaining, with a section laid to lawn and bordered by established, mature shrubs.

Ideally positioned just off New Church Road in Hove, this property enjoys close proximity to a wide range of amenities, including popular coffee shops, pubs, and local stores. Portslade Railway Station is only a short distance away, offering excellent transport links, while several highly regarded schools are also within easy reach.



## New Church Road



Approximate Gross Internal Area = 87.02 sq m / 936.67 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	75	78
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

# Pearson Keehan