

# Church Road

## Hove

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## About the property

FOR SALE BY AUCTION 10th DECEMBER 2025

A rare opportunity to acquire a substantial four-storey freehold building in the heart of Hove, perfectly positioned on the ever-popular Church Road. Spanning over 2,700 square feet, this versatile mixed-use property comprises two spacious residential flats and a well-established ground floor commercial unit, currently operating as a popular nail bar. The layout and location make it ideal for investors, owner-occupiers, or those seeking a live-work arrangement in one of the city's most desirable areas. The property currently generates a total annual income of just under £90,000, comprising over £25,000 from the lower ground floor flat, in excess of £20,000 from the commercial unit, and more than £40,000 from the upper ground floor maisonette.

The lower ground floor flat offers generous proportions throughout, featuring three well-sized bedrooms, a fully fitted kitchen, and a modern bathroom, with the added benefit of its own private entrance.

The ground floor is home to a bright and welcoming commercial space with excellent street frontage, benefiting from high foot traffic and strong local presence, making it well-suited to a range of business uses, subject to necessary consents.

Above, the first and second floors are occupied by a spacious maisonette accessed via a private entrance. This impressive home boasts a large sitting and dining room ideal for entertaining, along with five bedrooms including two en-suites, and an additional two separate bathrooms.

This property is ideally situated within walking distance of Hove seafront, independent shops, cafés, restaurants, and excellent transport links including Hove Station, providing direct access to London.

This is a unique and highly flexible opportunity in a premium Hove location, offering a wealth of potential for income lifestyle or development. Early viewing is strongly recommended to fully appreciate the scale and possibilities of this standout property.

## Church Road Hove

£800,000

9

BEDROOM

3

RECEPTION

4

BATHROOM















## What the owner says

This property, home and business has been in our family for three generations.

The commercial and residential have never been empty with a profitable and high yield investment for any future landlord.

From a personal point of view, when I lived there as a young person I found the links to London and Brighton invaluable. All transport links are nearby the property.

It is also walking distance from shops, restaurants and our beautiful Hove and Brighton beaches.



SCAN HERE TO VIEW ALL AUCTION PROPERTIES











Total area: approx. 259.2 sq. metres (2790.1 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |