



Flat 2, 8 New Church Road, Hove, BN3 4FH

Guide price £260,000

Guide Price £260,000 to £270,000

Greenways Property is pleased to offer this first floor one, double bedroom, balcony flat. Situated on the south side of New Church Road close to the junction with Hove Street. This property is within comfortable walking distance of the excellent shopping facilities offered on Church Road and George Street. Bus services to and from Brighton city centre and Hove mainline station pass the property and Hove seafront is close by.

Communal Entrance

Steps up from ground floor to communal entrance door. Inner hall leading to the property.

Entrance Hall

Doors to all rooms, radiator, thermostat for central heating, telephone point.

Living Room

14'4 x 14'3 (4.37m x 4.34m)

Bay window overlooking New Church Road, double radiator, fire surround and mantle, coved ceiling, central light with ornamental rose, TV point.

Kitchen

11' x 4'11 (3.35m x 1.50m)

Westerly aspect window to the side, range of units comprising of base cupboards, space and plumbing for washing machine, Space for fridge-freezer, oven with four ring hob over complimented by roll edge work surfaces with inset sink, mixer tap and drainer, selection of matching eye level cupboard. Radiator and storage cupboard housing central heating boiler.

Shower Room

10' x 3'8 (3.05m x 1.12m)

White suite comprising wash basin, low level lavatory, walk-in wet room area with part tiled walls and shower and chrome towel rail.

Bedroom

12'1 x 8'11 (3.68m x 2.72m)

Built in wardrobe/storage unit, coved ceiling, central light with ornamental rose, wall light, TV point, telephone point, door to front balcony overlooking New Church Road.

Balcony

8'3 x 3'5 (2.51m x 1.04m)

Balcony to the front, space for table and chairs.

Other information

Tenure: Leasehold (share in the Freehold)

Lease: 147 years Remaining

Service Charge: TBC

Ground Rent: Peppercorn

Parking: Zone R

Council Tax Band: B

Local Authority: Brighton And Hove

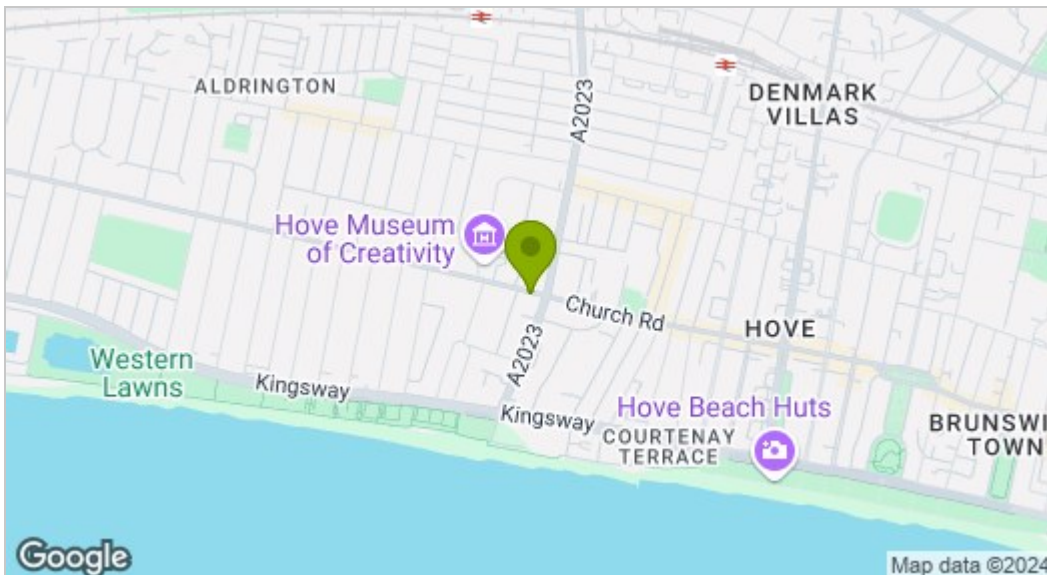
Floor Plan

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.

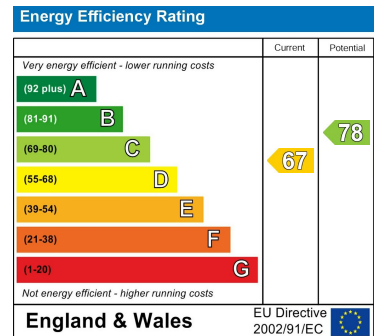


TOTAL FLOOR AREA : 484 sq.ft. (45.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

- All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
- Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
- Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
- The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

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