



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

£1,150 Per month

Greenways Property is pleased to offer this bright and spacious first floor one-bedroom apartment with a balcony, situated on the south side of New Church Road, close to the junction with Hove Street. The property is conveniently located within easy walking distance of the excellent shopping facilities on Church Road and George Street. Regular bus services to Brighton city centre and Hove mainline station pass nearby, and Hove seafront is just a short stroll away.

Communal Entrance

Steps lead up from the ground floor to the communal entrance door, with an inner hallway providing access to the property.

Entrance Hall

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

Living Room

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

Attractive bay window overlooking New Church Road, double radiator, feature fire surround and mantel, coved ceiling with central light and ornamental rose, and TV point.

Kitchen

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

Westerly aspect window to the side, fitted with a range of base and wall units, roll-edge work surfaces with inset sink, mixer tap and drainer. Space and plumbing for a washing machine, space for fridge-freezer, and oven with four-ring hob. Radiator and storage cupboard housing the central heating boiler.

Shower Room

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

Modern white suite comprising wash basin, low-level WC, and walk-in wet room area with part-tiled walls, shower, and chrome towel radiator.

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, and telephone point. Door leading to the front balcony overlooking New Church Road.

Balcony

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

Private balcony to the front with space for a small table and chairs.

Other information

Unfurnished

Available date: 19.11.2025

Council Tax: Band B

Local Authority: Brighton and Hove Council

Parking: Zone R

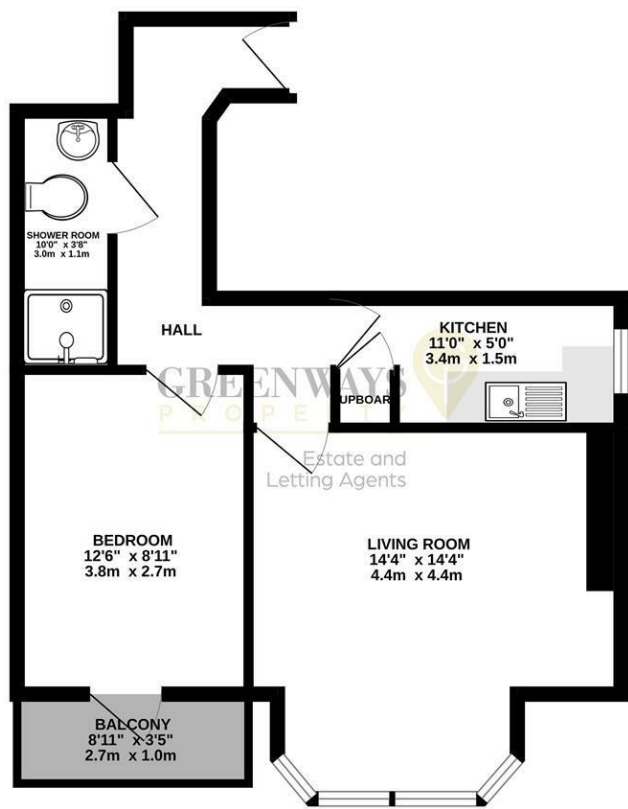
Holding deposit: £265.38

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Tenancy length: 12 months

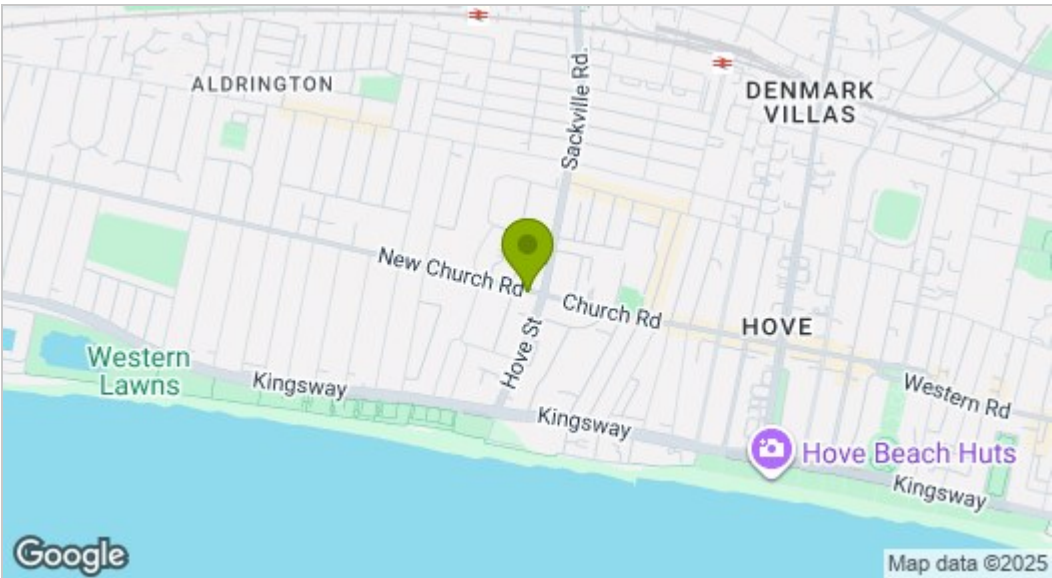
Floor Plan

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

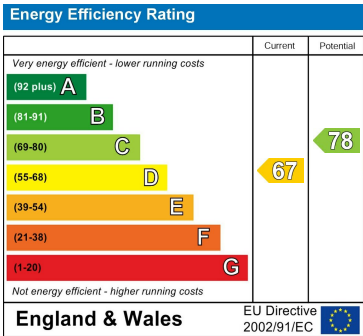


TOTAL FLOOR AREA : 484 sq.ft. (45.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 is given 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:
1. 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.
2. 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).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. 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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