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ESTATE AGENTS

54 Derek House, 45 New Church Road
£375,000



54 Derek House

Hove

Spacious two bedroom Hove apartment with balcony, garage, modern kitchen, bright living room, communal grounds, and easy access to seafront, shops, and transport. Ideal for owners or investors.

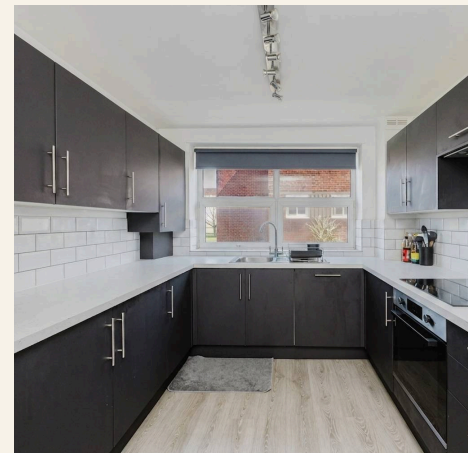
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two double bedroom apartment in a well-maintained purpose-built block
- Approx. 916 sq ft (85.11 sq m) of well-arranged internal accommodation
- Separate modern fitted kitchen with good storage and worktop space
- Spacious and bright living room with far-reaching views
- Abundant natural light throughout
- Private garage providing secure parking or storage
- Contemporary bathroom plus additional separate WC
- Prime New Church Road location, close to Hove seafront and amenities
- Chain free



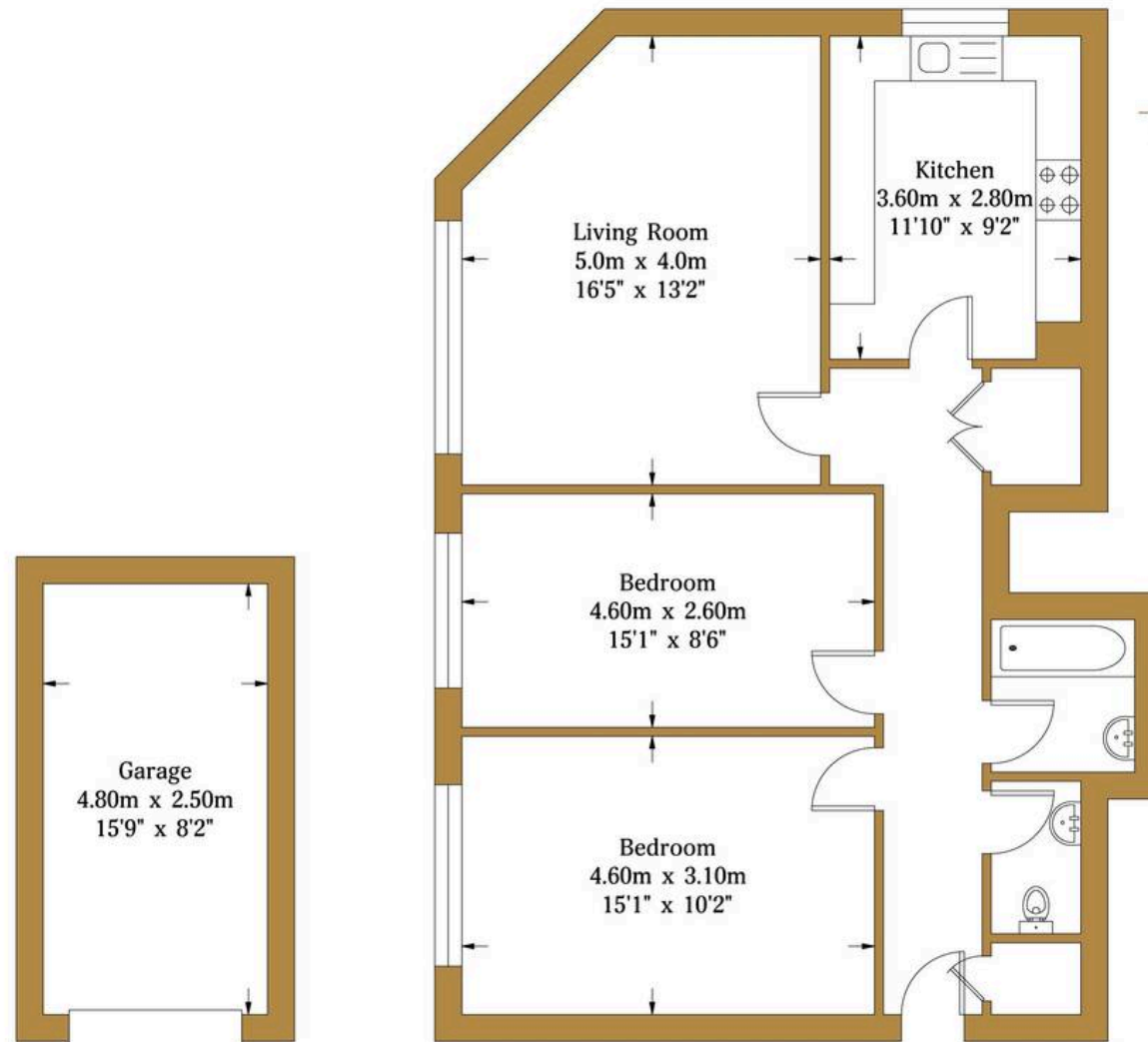


New Church Road

Approx. Gross Internal Area (Excluding Garage):- 85.11 sq.m. 916.11 sq.ft.

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HAWKINS WATTS WINNARD



Garage
Approximate Floor Area
129.16 sq ft
(12.0 sq m)

Fifth Floor
Approximate Floor Area
786.94 sq ft
(73.11 sq m)



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