



23 New Church Road

Hove, BN3 4AD

Asking price £1,350,000

Beautiful Four-Bedroom Detached Home on New Church Road – Moments from the Beach

Nestled along the highly sought-after New Church Road, this substantial four-bedroom detached residence offers generous living space, charming period features, and an enviable location just a short stroll from the beach. Set behind a private frontage with an integrated garage, this spacious family home blends character and functionality, making it an ideal choice for families seeking coastal living with urban convenience.

The ground floor welcomes you with a wide entrance hall leading to two elegant reception rooms. The living room, with its bay-fronted window, offers a cosy yet light-filled space ideal for relaxing or entertaining, while the formal dining room flows seamlessly into a delightful conservatory, bringing the outside in and providing views of the private north-facing garden.

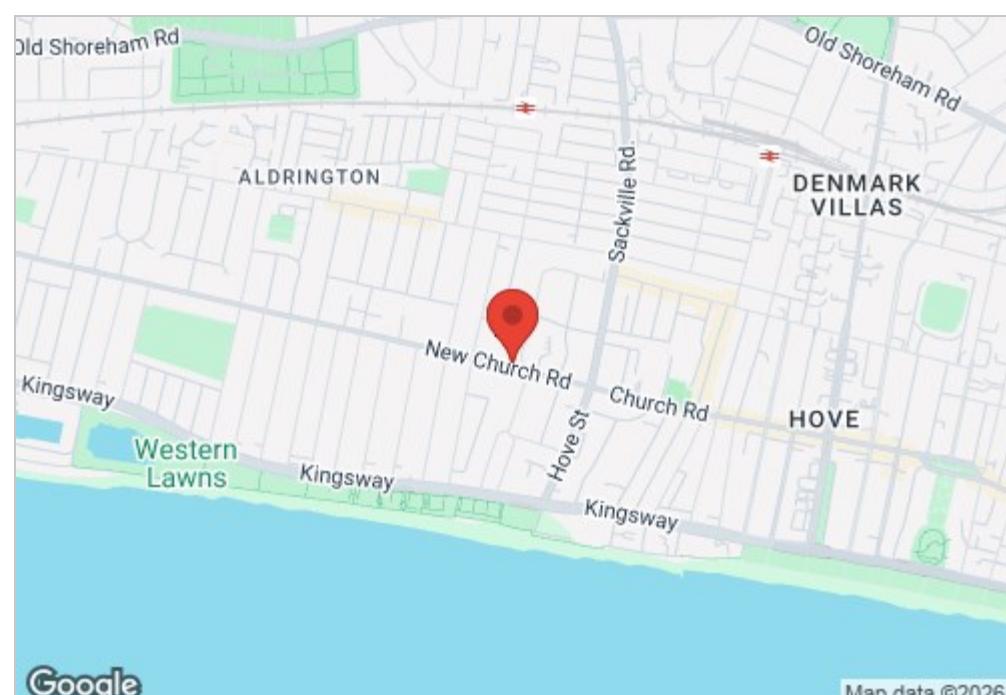
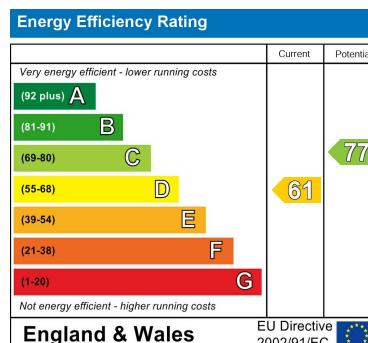
At the heart of the home lies the impressive kitchen/breakfast room, beautifully designed with ample worktop space and a central island, perfect for family gatherings or morning coffee. Additional benefits on this level include a WC and access to the integral garage.

Upstairs, the first floor accommodates four well-proportioned double bedrooms, each filled with natural light. The generous principal bedroom features bay windows and ample floor space, while the other bedrooms offer flexibility for guest rooms, children's rooms, or home offices. A large family bathroom and separate WC serve the upper level.

Outside, the north-facing garden provides a tranquil retreat with mature trees and planting, ideal for enjoying long summer evenings. Two external store rooms offer practical storage solutions.

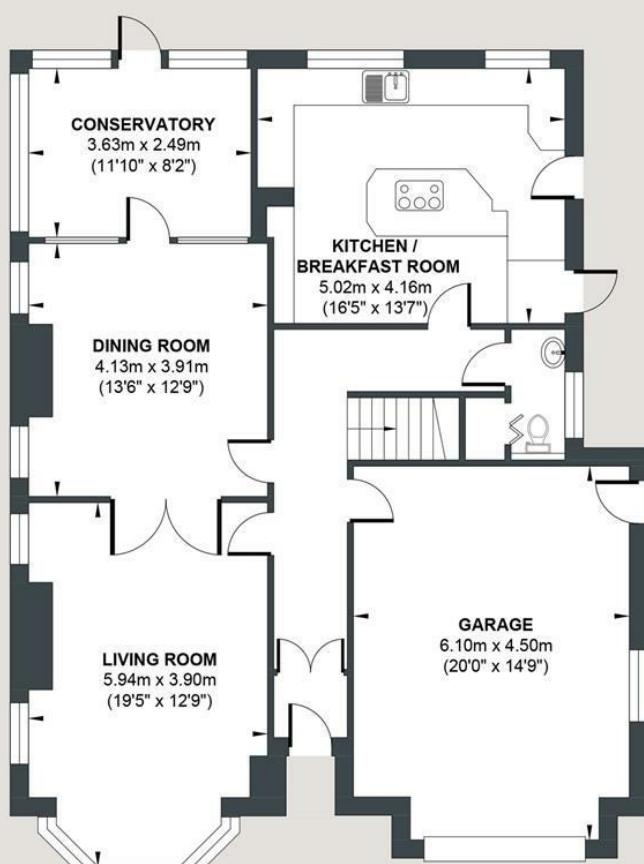
Located in a vibrant, well-connected area, this home is just a short walk from local shops, excellent schools, and transport links to Brighton city centre and beyond. With the seafront only minutes away, this is coastal living at its finest.

- Detached Family Home
- Garage
- 2283 Sq Ft
- Fantastic Location with Access to Restaurants, Coffee Shops and Amenities
- Good Size Kitchen
- 4 Double Bedrooms
- Off-Street Parking for x3 Cars
- South Facing Front Garden / North Facing Back Garden
- Minutes Walk to Hove Seafront
- x2 Large Reception Rooms plus Conservatory



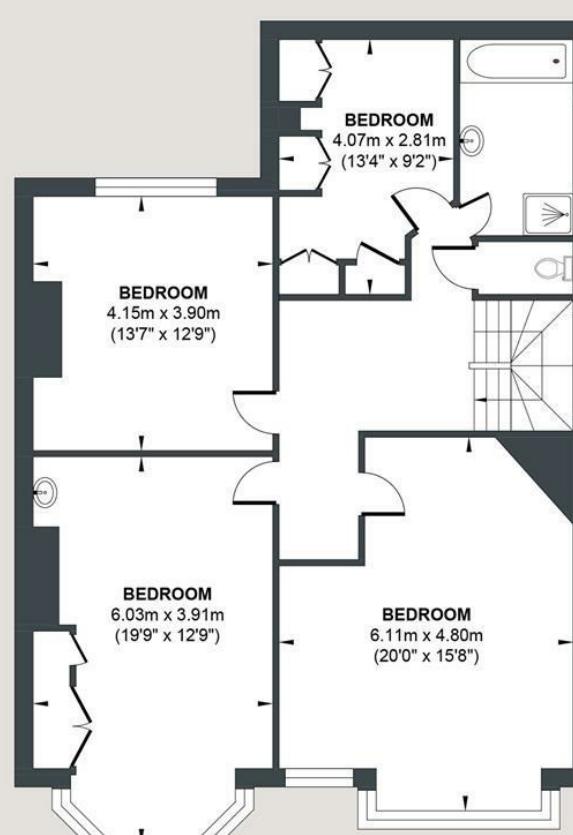
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Approx. Gross Internal Floor (Excluding Outbuilding) Area = 212.19 sq m / 2283.99 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



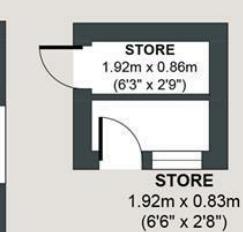
GROUND FLOOR

Approximate Floor Area
1215.46 sq ft
(112.92 sq m)



FIRST FLOOR

Approximate Floor Area
1068.53 sq ft
(99.27 sq m)



OUTBUILDING
Approximate Floor Area
37.02 sq ft
(3.44 sq m)



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All measurements are approximate

