



Derek House  
Hove

HEALY  
& NEWSOM

EST. 1990





# Derek House, Hove, BN3 4BF

£395,000

A first-floor spacious flat which offers a perfect blend of comfort and convenience, with two spacious double bedrooms, both facing south, this property is bathed in natural light, creating a warm and inviting atmosphere. The bedrooms both boast an impressive selection of fitted wardrobes, providing ample storage for your belongings.

This property comes with the added benefit of allocated parking for one vehicle and visitor parking is available - a valuable asset in this vibrant area.

The heart of the home is a generous south-facing reception room that seamlessly opens onto a delightful balcony, ideal for enjoying your morning coffee or unwinding in the evening sun. The kitchen is well-equipped with integrated appliances, making it a practical space for culinary enthusiasts. The modern bathroom features a stylish walk-in shower enclosure, complemented by a separate W.C., ensuring functionality for everyday living. Additional storage cupboards throughout the flat enhance the overall practicality of the space.

This flat is situated in a highly sought-after block, complete with a passenger lift, making it accessible and convenient for both residents and guests. Offered with a share of the freehold and no onward chain, this flat presents an excellent opportunity for both first-time buyers and investors alike. With its prime location and spacious accommodation, this property is not to be missed.

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## Location

Derek House is located just one road back from Hove seafront and around the corner is the charming Richardson Road parade of shops that include a Morrison's mini market, butchers, organic grocers, coffee shops, beauty rooms and barbers. A comprehensive range of nearby shops can also be found nearby in Portland Road and there is also easy access to Hove's main thoroughfare which offers a wider selection of shops, eateries and independent boutiques. In addition, road links are very good for Brighton city centre, London via the M23 and many towns and villages along the A259 coastal road. There are bus stops moments from the building, with this area being well served with regular bus services providing access into the city centre and surrounding towns.

There is a choice of main line train stations, Hove Station (approximately 1 mile in distance) and Portslade Station is also about a mile away, both have direct links to Gatwick and central London. This excellent and convenient location is close to several parks and recreational areas, including Wish Park and Hove Lagoon where you can enjoy water sports and enjoy sea front walks. Hove promenade is moments away where you will find Hove's newest beach-park development. This inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped gardens, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as paddle and tennis courts.

## Additional Information

(Outgoings as advised by our client)

EPC rating: C

Internal measurement: 917 Square feet / 85.2 Square metres

Tenure: Leasehold with a Share of Freehold - 967 years remaining on the Lease

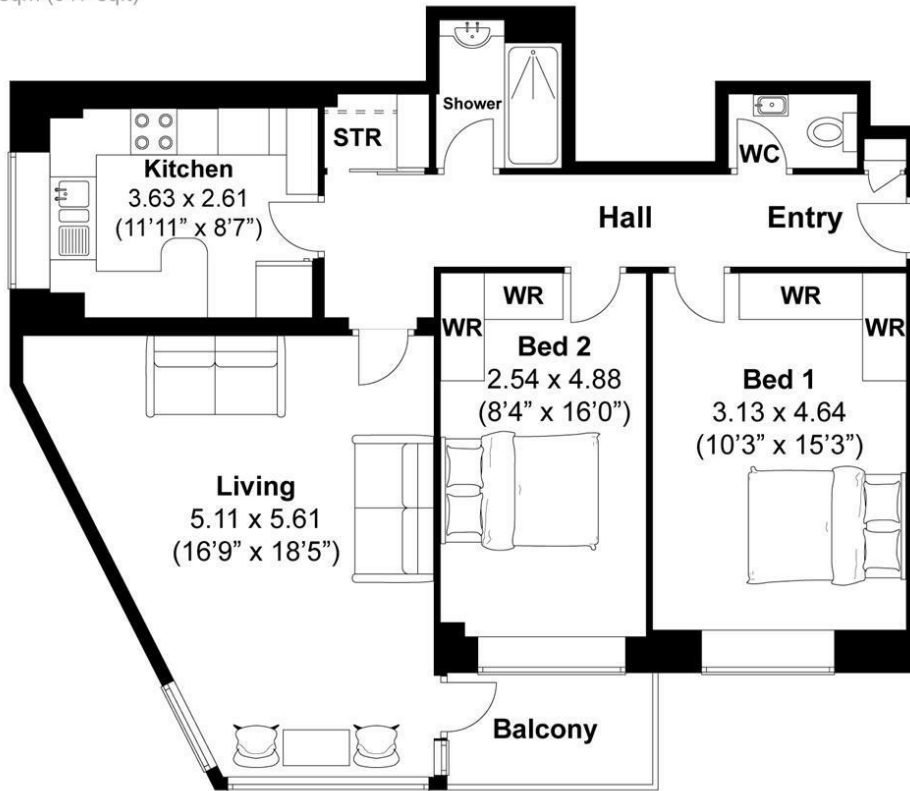
Maintenance charges: £2,043.78 per year, reserve fund £795.52 per year

Council tax band: C

Parking zone: R

Parking: Allocated parking space in the communal car park, visitor Parking on a first come first served basis.

New Church Road, Hove  
Approximately 85.2 sqm (917 sqft)



**Disclaimer:**  
The measurements are approximate and are for illustration purposes only.  
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.  
If you require further verification please discuss with the buyer/owner of the property.



**VERY IMPORTANT NOTES**

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 any error, omission, or misstatement. 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 on the property. None of the description 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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