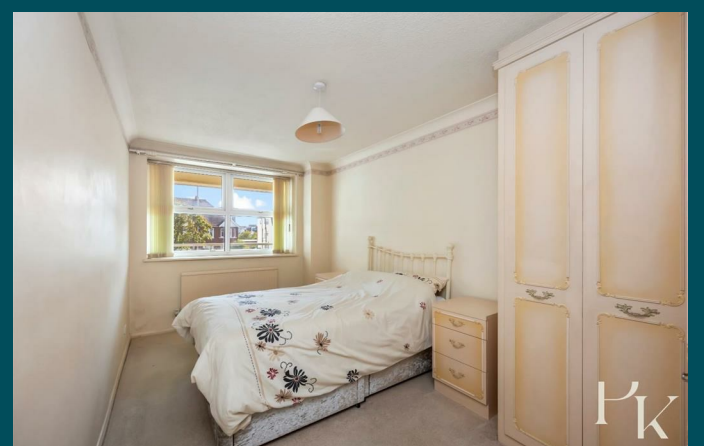
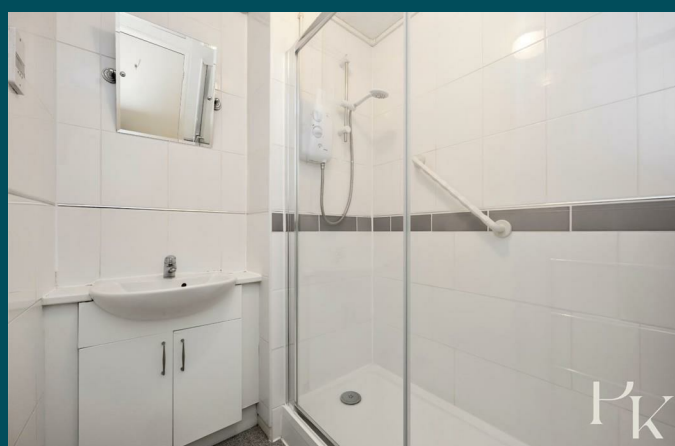




11 Derek House 45 New Church Road

Hove, BN3 4BF

Offers over £350,000

Offered for sale with no onward chain, this spacious two-bedroom apartment occupies the first floor of Derek House, a well-maintained purpose-built development in one of Hove’s most sought-after residential locations.

The property offers an impressive 827 sq ft / 76.85 sq m of accommodation, with a generous entrance hallway providing excellent built-in storage and leading through to a wonderfully bright 18ft living room. Large windows allow plenty of natural light into the room, while a door opens directly onto the newly installed private balcony, creating a lovely additional space overlooking New Church Road.

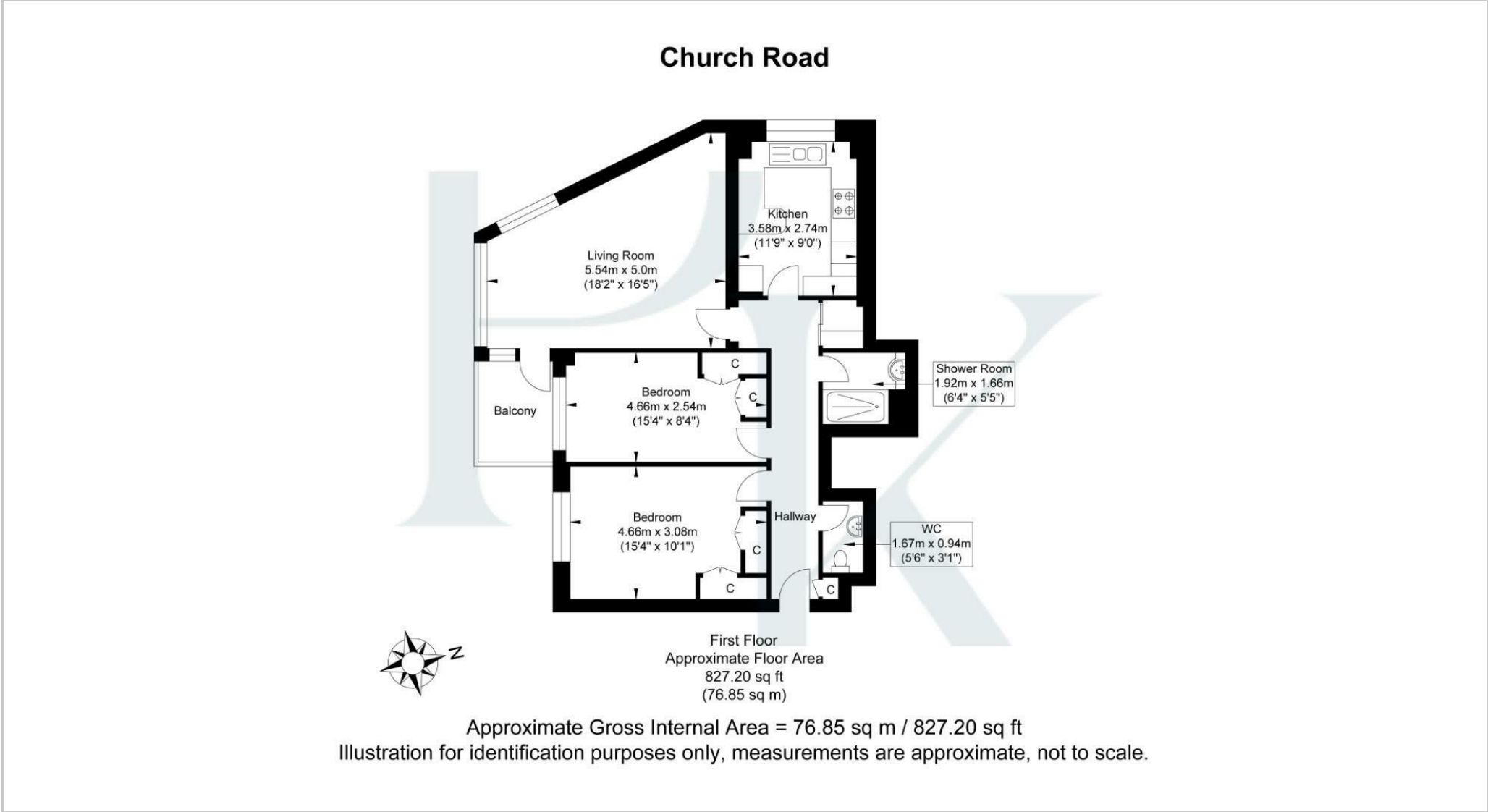
The separate kitchen is well arranged with a good range of fitted units and worktop space, while both bedrooms are comfortable doubles with further built-in storage. A shower room and separate WC complete the accommodation.

The apartment has also benefited from some important recent improvements, including a new boiler and new fire doors, while the development has had new balconies installed, giving a buyer reassurance that a number of significant works have already been carried out.

Outside, Derek House is surrounded by attractive, well-kept communal gardens, with the apartment also benefiting from its own allocated parking space – always a welcome addition in this part of Hove.

New Church Road is perfectly positioned for enjoying everything Hove has to offer, with the seafront, Hove Lagoon and Wish Park all within easy reach. The independent shops, cafés and restaurants of Richardson Road are nearby, while Church Road and central Hove are also easily accessible.

With generous proportions, two double bedrooms, a new balcony, allocated parking and no onward chain, this is a fantastic opportunity to secure a spacious home in a prime Hove location.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson
Keehan