



**New Church Road, Hove, BN3 4EB**

Offers Over **£310,000**



**Property Type:** Ground Floor Flat

**Bedrooms:** 1

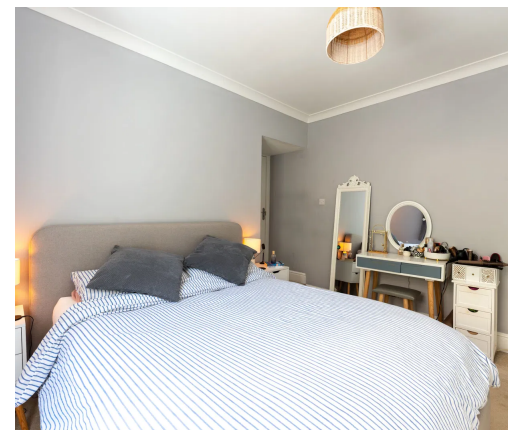
**Bathrooms:** 1

**Receptions:** 1

**Council Tax Band:** B

- High spec finish throughout
- Private Entrance
- Long lease recently extended
- South-facing rear garden + additional front garden
- Bay-fronted living room with large windows
- Larger-than-average double bedroom
- Bespoke separate kitchen with direct garden access
- Spacious, high-quality bathroom
- Characterful Victorian features and high ceilings
- Prime location just moments from Hove seafront

Jacobs Steel Are Delighted To Present This Well Appointed Ground Floor Victorian Garden Flat With a Private Entrance Front & Rear private South Facing Garden, High Finish Throughout With A Long Lease.





Occupying the ground floor of an attractive Victorian building, this exceptionally well-presented one-bedroom garden flat combines period charm with high-spec contemporary finishes, offering a rare opportunity just moments from Hove seafront.

Accessed via its own private street entrance, the property immediately creates a sense of independence and privacy, more akin to a small house than a conventional flat. Internally, the home is generously proportioned throughout, with a well-balanced layout that maximises both light and space.

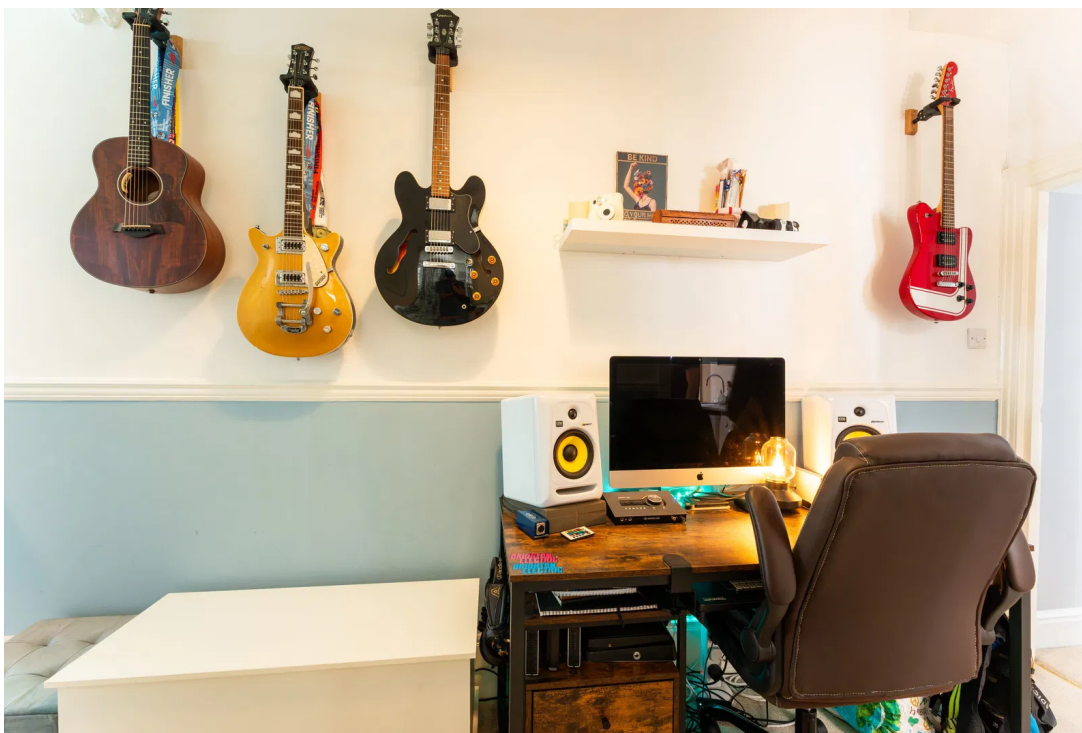
To the front, a stunning bay-fronted living room forms the heart of the home, with large sash-style windows drawing in an abundance of natural light. The room's high ceilings and elegant proportions enhance the sense of space, creating a bright yet cosy living environment ideal for both relaxing and entertaining.

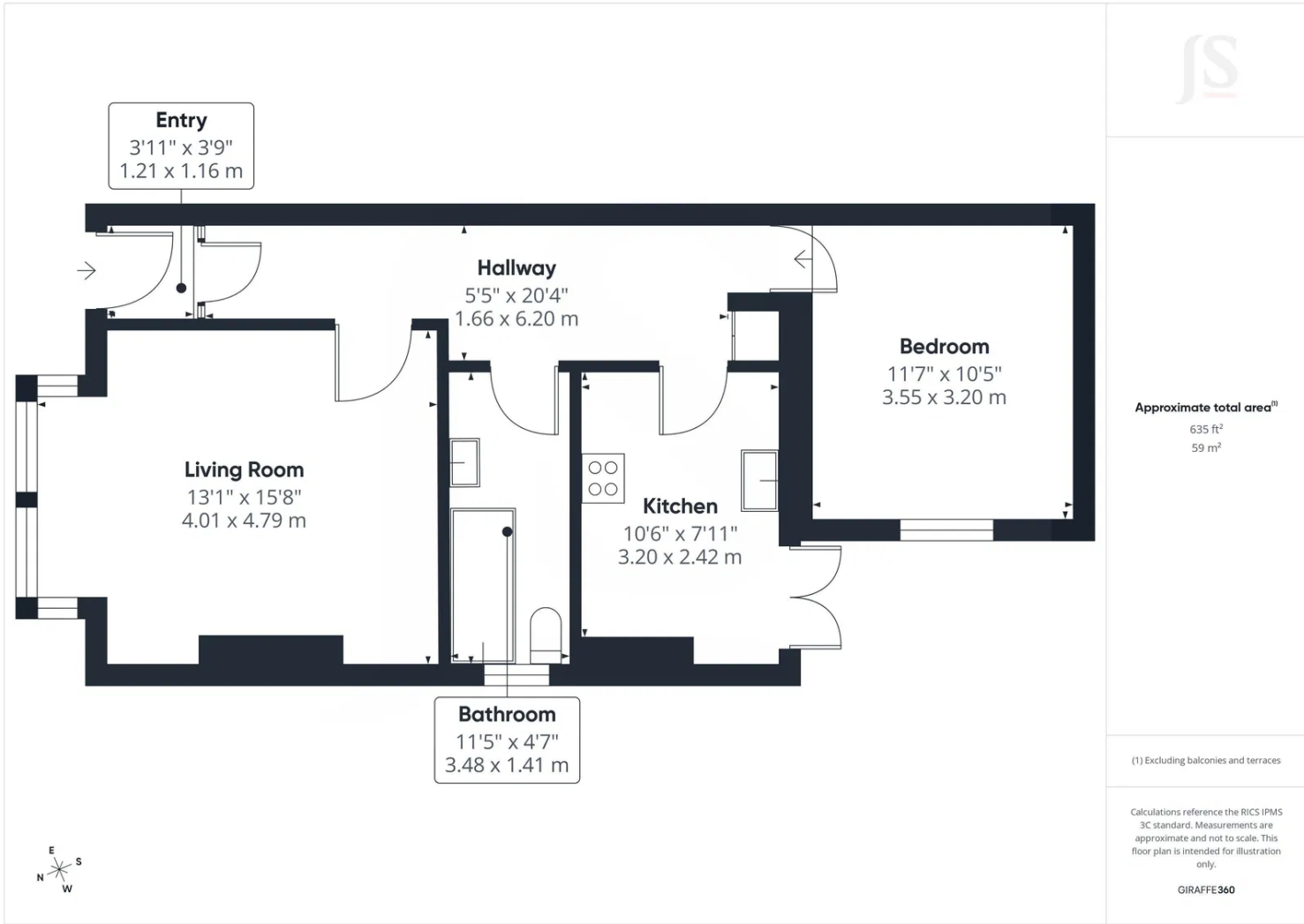
The double bedroom is notably larger than average, offering ample space for wardrobes and additional furnishings and a working from home space.

A standout feature is the bespoke, high-specification kitchen, thoughtfully designed with both style and practicality in mind. This space flows seamlessly through to the private south-facing rear garden, creating an excellent indoor-outdoor connection—perfect for al fresco dining or enjoying the sun throughout the day.

The property further benefits from a spacious, beautifully finished bathroom, fitted to a high standard and complementing the overall quality of the interior.

Externally, the home is particularly unique in offering both a private rear garden and a front garden, enhancing its appeal for buyers seeking outdoor space in a central Hove location.





Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.