



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

PRICE GUIDE

£1,000,000

New Church Road

Hove, BN3 4DB

PROPERTY SUMMARY

GUIDE PRICE £1,000,000 - £1,150,000

Jack Taggart & Co are delighted to offer this attractive four-bedroom detached family home, ideally positioned on the highly sought-after New Church Road, moments from Hove seafront, local amenities and excellent transport links. The property retains a wealth of original character while offering generous and flexible accommodation throughout. The ground floor comprises a welcoming entrance hall, a spacious front reception room, ideal for both everyday family living and entertaining, together with a separate dining room featuring double doors opening directly onto the rear garden. The kitchen is well positioned to the rear of the property and leads through to a useful utility room.

Also on the ground floor is a fourth bedroom and additional shower room, providing an excellent option for guests, multi-generational living or those seeking a home office or playroom.

To the first floor are three well-proportioned bedrooms and a family bathroom, all arranged around a bright central landing.

Externally, the property benefits from a substantial private rear garden, offering a wonderful space for outdoor dining, children's play and gardening. To the front, there is off-road parking and a large garage, providing excellent storage and further practicality.

With scope to extend, subject to the necessary consents, this is an exciting opportunity for a buyer to create a bespoke family home in one of

4



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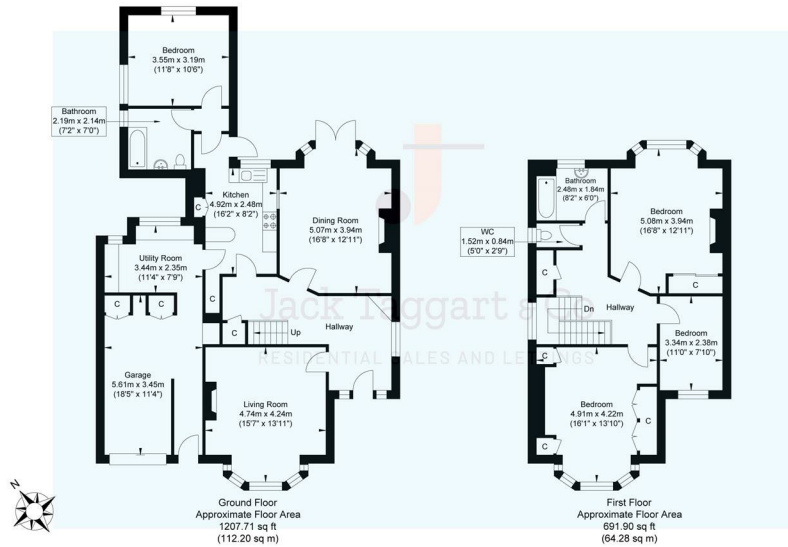
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New Church Road



Approximate Gross Internal Area (Includes Garage) = 176.48 sq m / 1899.61 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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2
2

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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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