Derek House, New Church Road
Hove
£375,000 to £400,000

HEALY & NEWSOM

EST. 1990

Derek House, New Church Road, Hove, BN3 4BF

Guide Price £375,000 to £400,000

A delightful two double bedroom flat offering a perfect blend of comfort and coastal charm. Situated on the fourth floor, the apartment boasts a south-facing balcony that presents stunning, far-reaching views of the sea, making it an ideal spot to unwind and enjoy the picturesque surroundings. The property is sold with an allocated parking space, this well managed block also has visitor parking available.

Upon entering, you are greeted by an inviting entrance hall adorned with engineered wood flooring, which seamlessly extends into the kitchen and bathroom. The spacious reception room, bathed in natural light, features a southerly aspect and provides ample space for dining. Fitted window blinds enhance privacy while allowing you to take in the treetop views leading to the sea.

The shaker-style kitchen is equally impressive, also facing south and designed with both functionality and style in mind. It is equipped with a range of fitted cupboards, an integrated dishwasher, microwave, oven, and ceramic hob, along with designated space for a washing machine and fridge freezer.

The principal bedroom is a true highlight, featuring an impressive walk-in wardrobe complete with light and hanging rails, as well as a west-facing window that offers captivating sea views. The second bedroom is generously sized and also benefits from the same stunning outlook.

There is a contemporary, fully tiled shower room with a vanity unit that has storage below and wall mounted above. The separate W.C is decorated in a matching style, with both rooms also having engineered wood flooring.

This flat is fully double glazed and benefits from gas central heating, ensuring a warm and comfortable living environment. With the added advantage of no onward chain and a share of the freehold with 957 years remaining on the lease, this property presents an excellent opportunity, don't miss the chance to make this charming seaside retreat your new home.

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.

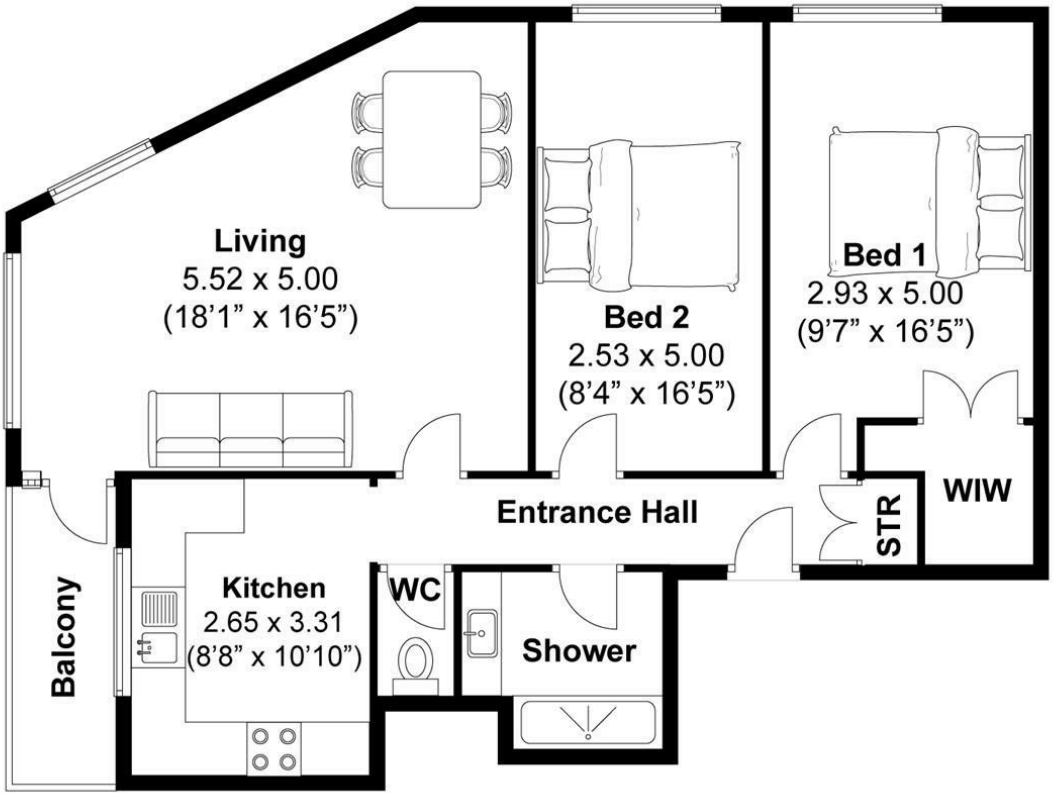
There is a choice of main line train stations, Hove Station (approximately 1 mile in distance) and Portslade Station is also about a mile away, both have direct links to Gatwick and central London. This excellent and convenient location is close to several parks and recreational areas, including Wish 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: 794 Square feet / 74 Square metres
Tenure: Leasehold with a Share of Freehold - 957 years remaining on the Lease
Maintenance charges: £2,043.78 per year and additional reserve fund payment of £795.52 per year.
Ground rent: £1 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 74 sqm (794 sqft)



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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.

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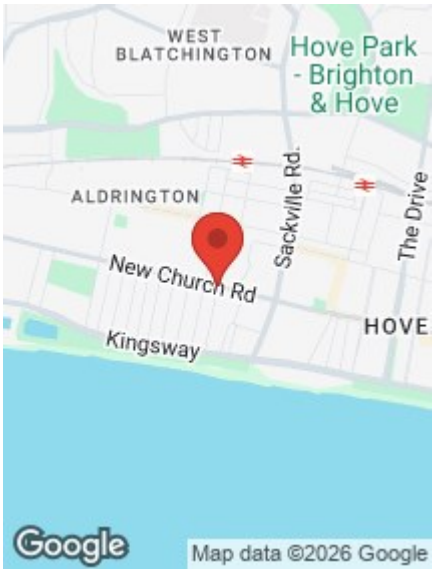

VERY IMPORTANT NOTES

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 an 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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