

85 New Church Road

Hove, BN3 4BB

Asking price £1,695,000

A stunning detached five-bedroom family home arranged over three floors, beautifully positioned on a corner plot in the highly sought-after New Church Road area of West Hove. This luxurious residence offers versatile and flexible living accommodation, combining contemporary open-plan design with elegant finishes throughout.

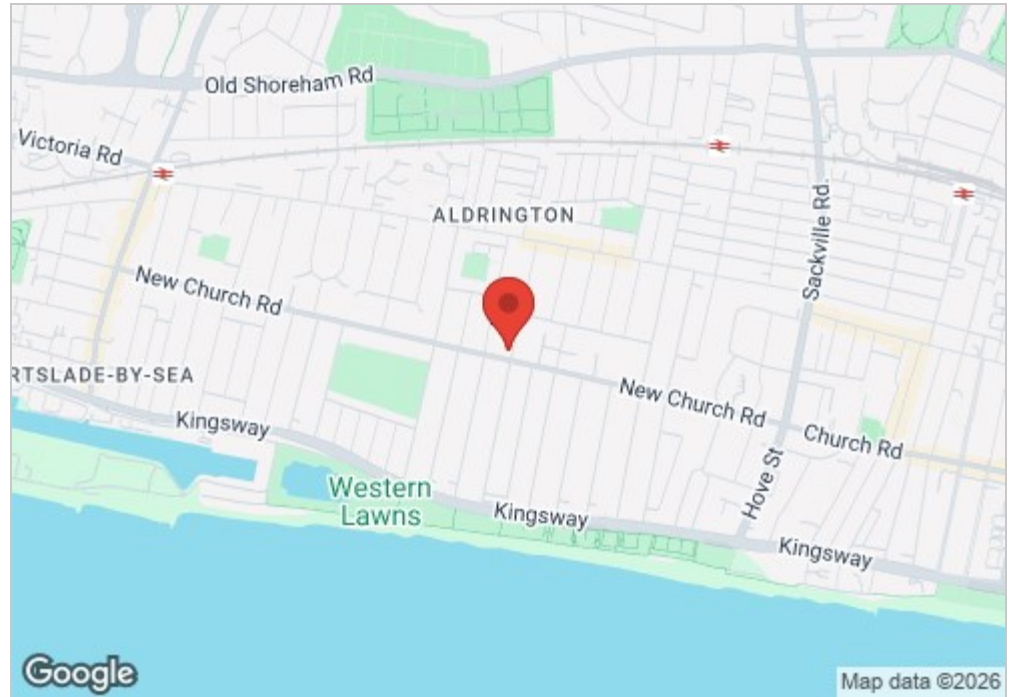
The current owners have created a fabulous open-plan ground floor living space, with bi-folding doors leading out onto a sunny, landscaped rear garden. The garden offers a delightful outlook through to the heated garage/gym, accessed via a covered walkway that also works perfectly as a private home office or studio. To the front of the house, there is a separate living room providing a more traditional retreat from the main entertaining space.

On the first floor, there are four spacious bedrooms and two modern bathrooms, while the converted loft now features a fifth bedroom/dressing room with an en-suite, offering a peaceful sanctuary with excellent flexibility.

Externally, the property benefits from ample parking behind electric gates, with additional access to the heated garage from Hogarth Road.

Located within close proximity to popular Wish Park, Hove seafront, and Aldrington Station (less than a mile away), this exceptional home enjoys the perfect balance of seaside serenity and urban convenience. Nearby Richardson Road (just 0.2 miles) offers local amenities including the much-loved Drury Coffee Shop.

With potential for an annexe, gated parking, and a luxurious yet practical design, this is a rare opportunity to acquire a truly exceptional family home in one of West Hove's most exclusive locations.



- Detached
- Gym
- Gated
- Open Plan
- Garden
- Large Garage
- Off Road Parking
- Very Modern
- 5 Bedrooms
- Fantastic 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		
	60	72
England & Wales	EU Directive 2002/91/EC	

NEW CHURCH ROAD

Approx. Gross Internal Floor Area (Including Garage) = 305.05 sq m / 3283.53 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

GROUND FLOOR
Approximate Floor Area
2001.98 sq ft
(185.99 sq m)

FIRST FLOOR
Approximate Floor Area
883.17 sq ft
(82.05 sq m)

SECOND FLOOR
Approximate Floor Area
398.37 sq ft
(37.01 sq m)

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All measurements are approximate

