



New Church Road

Hove

Asking Price £375,000



Perfectly situated in the coveted New Church Road area of West Hove, a spacious and well-presented TWO DOUBLE BEDROOMED FIRST FLOOR PERIOD APARTMENT with a BALCONY and an ALLOCATED PARKING SPACE. SHARE OF FREEHOLD.

Set back from the road, this first floor apartment forms part of an attractive Edwardian semi-detached house and retains a lovely sense of character throughout.

At the front of the property is the lounge/dining room, centred around a working gas fireplace. A decorative picture rail and a bay window fitted with bespoke shutters adds character, and the room opens onto a balcony overlooking the front. There is a separate fitted kitchen and a contemporary bathroom with a shower over the bath.

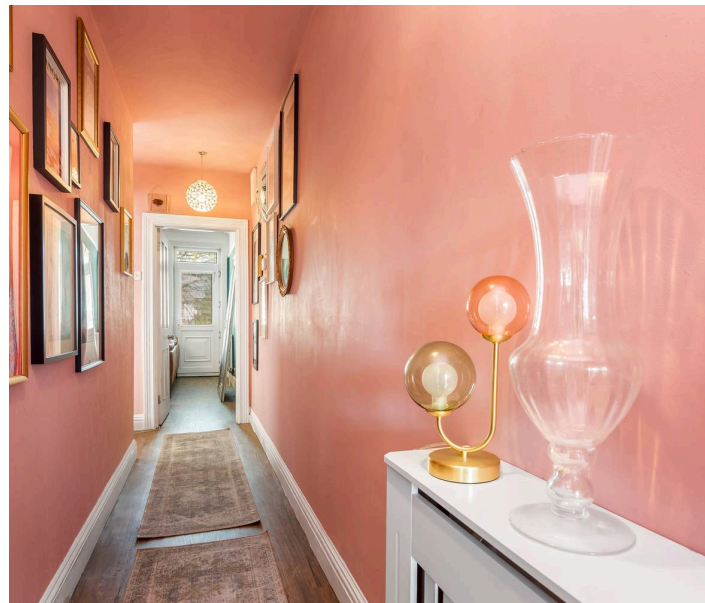
There are two double bedrooms. The main bedroom is positioned at the rear and enjoys a peaceful outlook from its bay window, with glimpses of the sea and the i360 in the distance. The second bedroom is also a good size and features a period fireplace along with a handy fitted cupboard.

A partially boarded loft provides handy additional storage and may offer potential for conversion, subject to the usual consents.

Outside, there is a balcony to the front and an allocated parking space.

In the Local Area

Sitting between the seafront and the bustling cafe culture of Richardson Road, there is an abundance of outdoor facilities right on your doorstep.





The regeneration of Hove seafront includes new tennis and padel courts, and Yellow Wave beach volleyball courts and café, together with Hove Bowling Club and its new clubhouse.

Popular beachfront venue, Rockwater, and newly opened Babble offer a range of food and drink options, while Hove Lagoon, with its wide array of watersports, a new skate park, a children's play area, and a Big Beach Café, is a short and pleasant walk.

Perfectly situated on New Church Road, this property is only a short walk to Portslade train station with its convenient mainline routes to London and Gatwick airport.

Nearby, Boundary Road and Portland Road offer a wide variety of shops, bars and cafes and there are regular bus services into the bustling cafe culture of Hove's Church Road, onto the centre of Brighton.

Further Information

New Church Road is located in parking zone L and is in Council Tax Band B, which is charged at £2,006.23 for 2026/27.

EPC rating - TBC

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Share of Freehold

Unexpired term on lease - 995 years

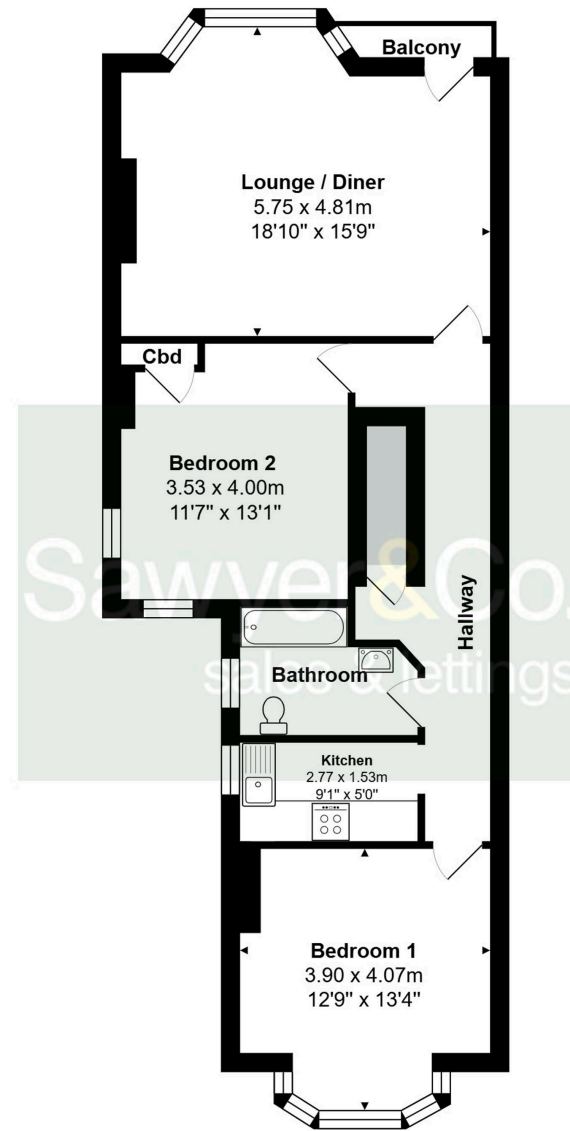
Service Charge - Adhoc

This information has been provided by the seller. Please obtain verification via your legal representative.









Total Area: 74.6 m² ... 803 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.