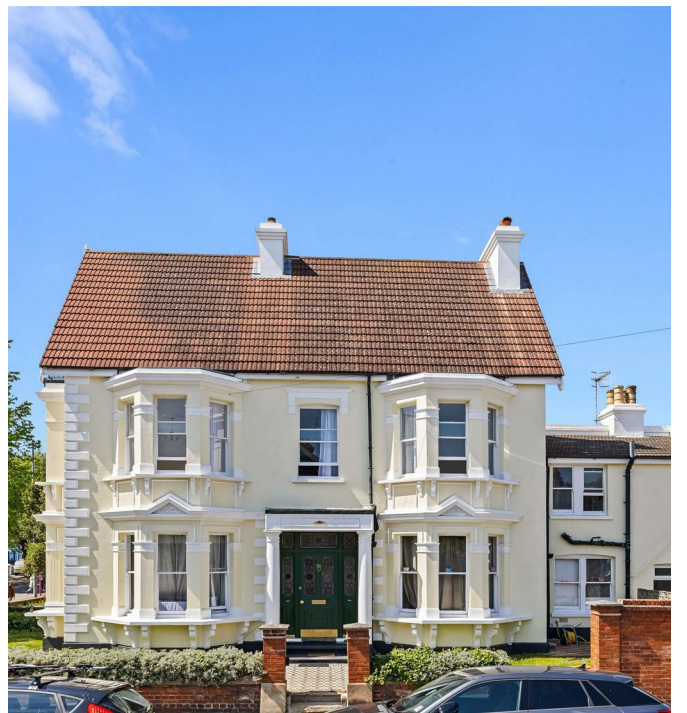




New Church Road
Hove

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New Church Road, Hove, BN3 4EE

£535,000

A spacious and light three-bedroom maisonette situated in a period property. Spanning three floors, the property is filled with natural light and boasts a spacious dual-aspect living room, enhanced by south-facing sash windows that invite the sun to fill the space.

On the first floor, you will find one of the three generously sized double bedrooms, alongside a contemporary kitchen equipped with an integrated oven and gas hob, as well as ample space for both a dishwasher and washing machine. The spacious bathroom is thoughtfully designed, featuring both a bath and a separate shower enclosure, catering to all your relaxation needs.

Ascending to the top floor, you will discover a walk-in storage cupboard, which could easily serve as a utility room, along with an additional original cupboard on the landing. The bedrooms are adorned with charming original fireplaces, with one bedroom offering floor-to-ceiling sash windows that open onto a decorative balcony, providing stunning far-reaching sea views.

The property retains its character with a grand entrance, featuring an original Minton tile path leading to the front door, complemented by decorative stained glass windows. This maisonette is sold with no onward chain and benefits from an extended lease, making it an ideal choice for those seeking a home with both character and convenience. Don't miss the opportunity to make this charming property your own.

Location

This property is located on the corner of Worcester Villas and New Church Road, Portslade mainline train Station is less than half a mile in distance with its direct service to Gatwick and central London and the local bus services provide direct access to Brighton city centre and beyond.

This convenient location is within easy access to local eateries, restaurants and independent stores as well as nearby super markets and is situated within the catchment area of well regarded schools. Hove Lagoon is within easy access where you can enjoy water sports and sea front walks with Hove promenade being only a short distance away. The property also has easy access to the seafront that includes Hove's newest beach-park development. This inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped grounds, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as paddle and tennis courts. Many hospitality venues are also located here, including Rockwater and Babble restaurants. In addition, Wish Park and Hove seafront are close by where you can enjoy sea front walks in either direction along the coast. Benfield Valley Nature Reserve is just over a mile in distance to the north of the property, this beautiful reserve links Brighton and Hove to the South Downs national park, ideal for walkers and children to explore.

Additional Information

(Outgoings as advised by our Client)

EPC rating: D

Internal measurement: 1,208 Square feet / 112 Square metres

Tenure: Leasehold, New 999 lease to be granted with zero ground rent

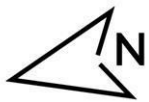
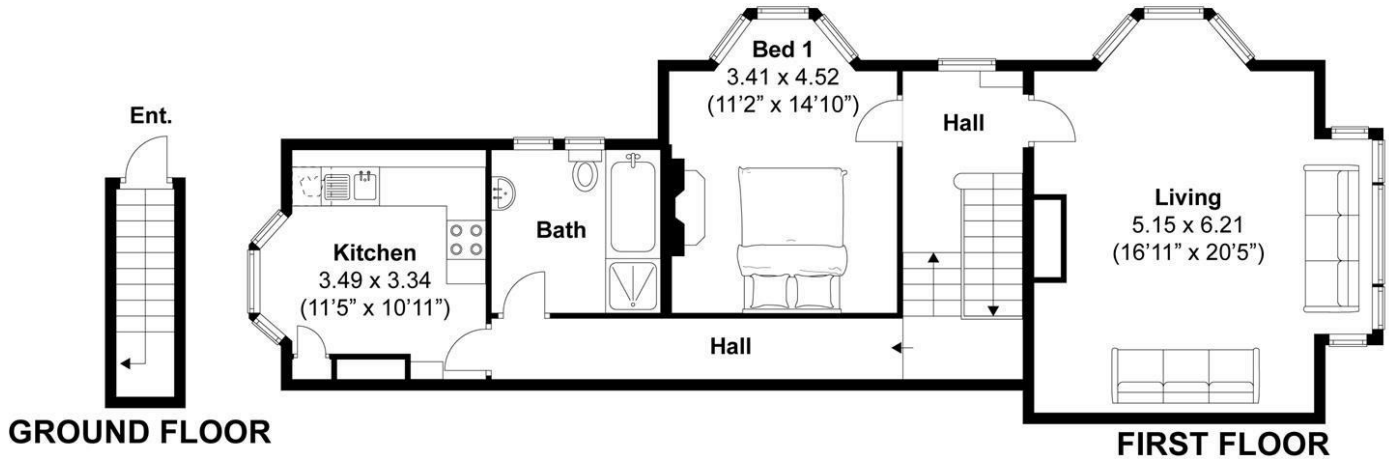
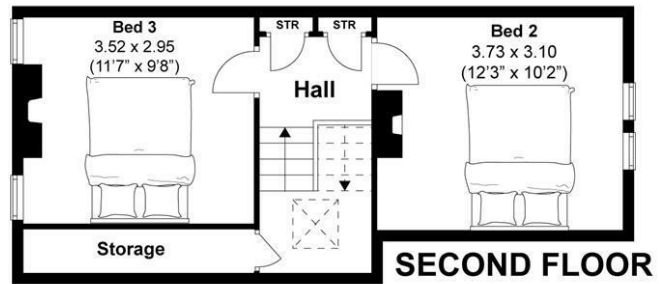
Service charges: Charged on an ad-hoc basis

Council tax band: C

Parking zone: L

New Church Road, Hove
Approximately 112 sqm (1208 sqft)

H&N



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 a 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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