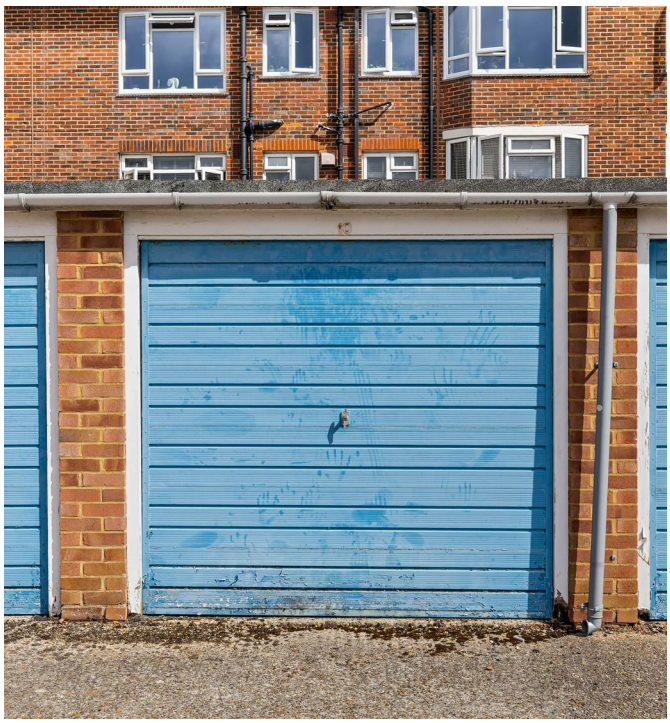
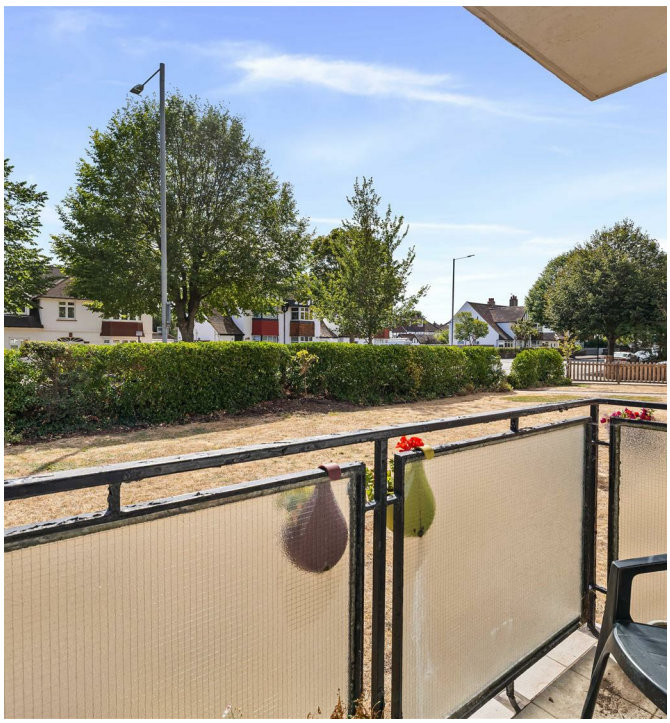


Framnaes, New Church Road Hove

HEALY & NEWSOM

EST. 1990















Framnaes, New Church Road, Hove, BN3 4DA

Guide Price £305,000 to £320,000

A well-proportioned, spacious two bedroom ground floor flat with balcony and garage. This property is sold with a share of the freehold and no onward chain. Located close to the seafront and mainline train station, this home offers an ideal lifestyle in a vibrant community.

As you enter, you are greeted by a welcoming entrance hall that features three storage cupboards. The dual aspect living room diner is a highlight of the flat, bathed in natural light and providing access to a lovely south-facing balcony, where you can enjoy the sun and views over the well-tended grounds.

The fitted kitchen is both practical and modern, equipped with an integrated oven and dishwasher, as well as space for a washing machine and fridge freezer. This thoughtful layout allows for dining and entertaining.

The double bedroom boasts south-facing views, creating a bright and airy atmosphere, while the second bedroom is tastefully presented with neutral décor, making it easy to personalise. The modern bathroom features a vanity unit and a mixer shower over the bath, complemented by a separate shower room with a generous enclosure, ensuring ample facilities for all.

Additional benefits include a garage in the block, providing extra convenience. This property is perfect for individuals, couples or small families seeking a tranquil living space.

Location

Situated on the desirable New Church Road in Hove, this location has a wonderful sense of community. Richardson Road is close by with a parade of shops which include hairdressers, butchers, organic grocers, Drury coffee house, a deli, newsagents, beauticians and a general store.

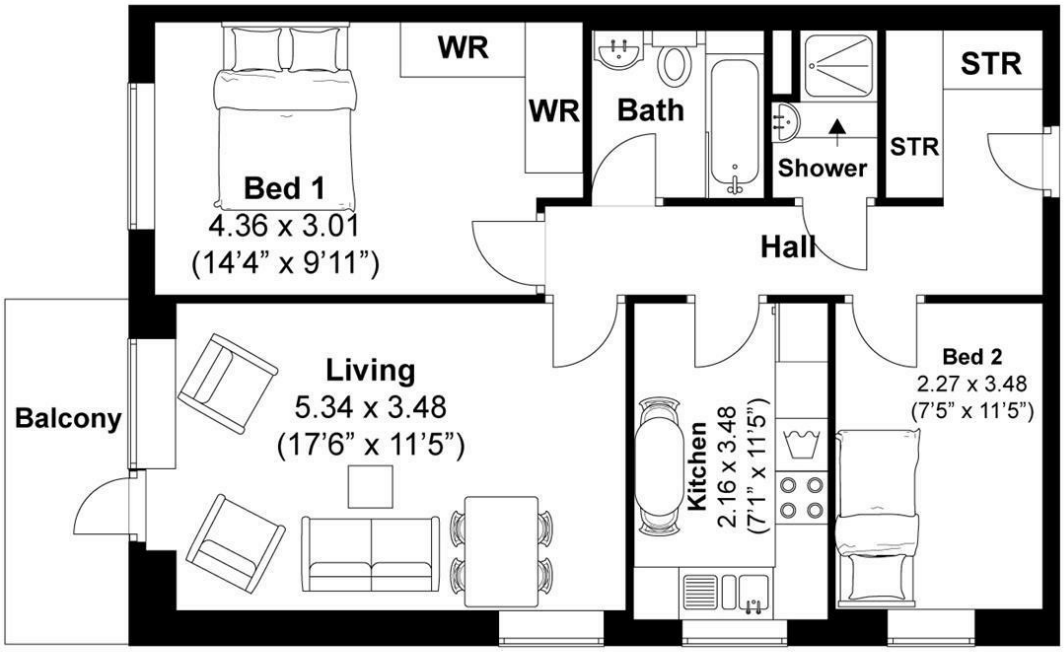
There is a further range of comprehensive shopping facilities in Boundary Road, Church Road, Portland Road and George Street. The district is well served with regular bus services providing access into the city centre and Hove mainline railway station and Sussex County cricket ground are also in close proximity. Framnaes is only one road back from the seafront with its excellent bathing beaches and Hove lawns with recreation facilities and annual social events throughout the year, as well as Hove Lagoon and the stylish Rockwater and Babble restaurants and entertainment venues.

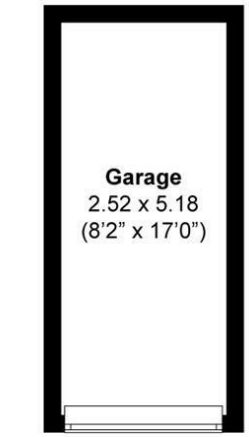
Additional Information

(Outgoings as advised by our client)
EPC rating: C
Internal measurement: 716 Square feet / 66.5 Square metres
(855.7 Square feet / 79.5 Square metres including the garage)
Tenure: Share of Freehold - 989 years remaining on the Lease
Maintenance Charges: £3,100 per year (includes building insurance and reserve fund)
Council Tax Band: B
Garage: Situated to the rear of the building
Parking Zone: L

New Church Road, Hove

Approximately 79.5 sqm (855.7 sqft) - Total
Approximately 66.5 sqm (716 sqft) - Excluding Garage





(NOT IN POSITION)

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 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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