



HAMLIN SMITH

£295,000

NEW CHURCH ROAD, HOVE

2 BEDROOMS
1 RECEPTION
1 BATHROOM

Nestled in a tranquil and sought-after area of Hove, this charming third-floor apartment on New Church Road offers a delightful blend of comfort and stunning views. Built in 1930, the property spans 662 square feet and features two well-proportioned bedrooms, a modern bathroom, and a spacious reception room with stunning sea views.

- Two Bedroom Apartment
- Third Floor
- Council Tax Band - B
- Parking Zone - L
- Direct Access to Communal Roof Terrace
- South-facing lounge with bay windows
- Quiet West Hove location
- Lift access to all floors





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The south-facing rear lounge is a true highlight, boasting extensive bay windows that frame breathtaking views of the English Channel. This abundance of natural light creates a warm and inviting atmosphere, particularly during the enchanting Golden Hour. Such a picturesque setting is a rare find in Brighton and Hove, making this flat a unique opportunity for those seeking a coastal lifestyle.

Convenience is paramount, as the apartment is located on the third floor, providing an elevated perspective while remaining accessible via a passenger lift. This thoughtfully designed purpose-built block ensures that all residents can enjoy the splendid views without concerns of the often poorly soundproofed converted buildings.

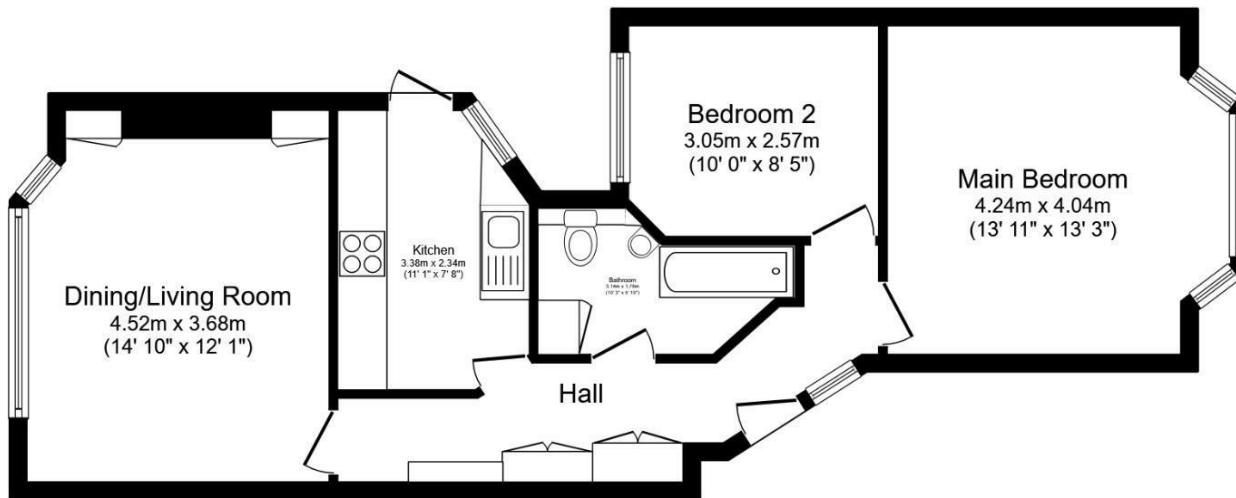
Additionally, the property grants direct access to a communal rooftop terrace, which offers panoramic sea views. This rarely used amenity significantly enhances the living experience, providing an ideal space for summer gatherings or a peaceful yoga session under the sun.

The location is equally appealing, with the seafront and promenade just a seven-minute stroll away. Residents can enjoy a variety of local amenities, including Tennis, Padel, Pickleball, and vibrant eateries such as RockWater and Babble. The convenience of Boundary Road shops, a bus stop on your doorstep and Portslade mainline station, which offers direct trains to London Victoria, further enhances the desirability of this property.

In summary, this apartment presents a rare opportunity to enjoy coastal living in a peaceful setting, with stunning views and excellent amenities nearby.

HOVE

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Floor Plan
Floor area 61.5 sq.m. (662 sq.ft.)

Total floor area: 61.5 sq.m. (662 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

