



4, 125 New Church Road

Hove BN3 4BE

Guide Price: £625,000 - £650,000

- THREE DOUBLE BEDROOMS
- SHOWER ROOM
- KITCHEN
- LIVING ROOM

- DINING ROOM
- PRIVATE GARDEN
- GARAGE
- CAR PORT

Whitlock and Heaps are pleased to be bringing to market this end of terrace property that offers good size three double bedroom accommodation that offers prospective buyers the potential to improve and update to their personal requirements. The house is situated in this convenient location within a few minutes' walk of Hove seafront. The ground floor accommodation includes a spacious through living/dining room and separate kitchen both of which lead onto the private rear garden that has both side and rear access to the garage and carport. Local independent shops, eateries and restaurants are within easy reach as are both Portslade and Hove mainline stations.

ENTRANCE HALL Two fitted cupboards, radiator.

CLOAKROOM Comprising low level w.c, wash hand basin, radiator, UPVC double glazed window, tiled walls.

KITCHEN Incorporating 1 1/2 bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, electric cooker, appliance space, tiled splashback, radiator, UPVC double glazed window and door to garden.

LIVING ROOM Feature fireplace, UPVC double glazed bow window, radiator, opening to:

DINING ROOM Two radiators, French doors to:

SUN ROOM Radiator, door to garden.

FIRST FLOOR

LANDING Hatch to loft space, UPVC double glazed window, radiator.

BEDROOM 1 Range of fitted bedroom furniture, radiator, large UPVC double glazed window.

BEDROOM 2 Fitted double wardrobe, UPVC double glazed window, radiator.

BEDROOM 3 Fitted wardrobe, UPVC double glazed window, radiator.

SHOWER ROOM Comprising walk in shower, wash hand basin, low level w.c, heated ladder style towel rail, tiled walls, UPVC double glazed window.

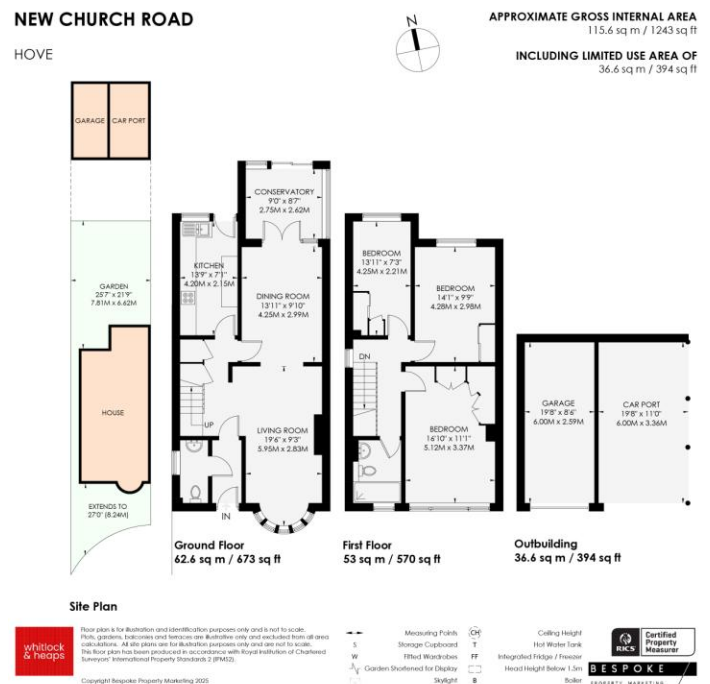
OUTSIDE

REAR GARDEN Paved patio leading to area of lawn, shrub border, gates offering side and rear access.

GARAGE Up and over door, power.

COVERED CARPORT

Council Tax Band E (taken from www.brighton-hove.gov.uk/council-tax). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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