Edward House
New Church Road, Hove

HEALY & NEWSOM

EST. 1990

SPADES

Edward House, New Church Road, Hove, BN3 4BH

Guide Price £425,000 to £450,000

A spacious three double bedroom balcony flat offering a perfect blend of comfort and modern living. Situated in a sought after purpose-built block on the favoured west side of the building, this property boasts an allocated parking space and is sold with a share of the freehold, making it an attractive option for potential buyers.

Upon entering, you are greeted by a spacious entrance hall featuring three handy storage cupboards. The heart of the home is the dual aspect living room, which is bathed in natural light and opens onto a delightful south-facing balcony. From here, you can enjoy far-reaching treetop views, creating a serene backdrop for relaxation.

The modern kitchen is well-equipped with integrated appliances, including a dishwasher, washing machine, fridge freezer and oven, alongside a five-ring gas hob, making it a joy for any home cook. There is also space to dine in the kitchen and the property benefits from gas central heating, ensuring warmth and comfort throughout the year.

The three generously sized bedrooms provide ample space for family or guests, with two of them featuring built-in double wardrobes for added convenience. The fully tiled bathroom is contemporary, complete with a walk-in shower enclosure, and there is a separate W.C. for practicality.

With no onward chain, this flat presents a rare opportunity to secure a lovely home in a sought-after location. Whether you are looking for a family residence or a stylish retreat by the sea, this property is sure to impress.

Location

Edward House is located on New Church Road, in close proximity to Richardson Road, that has a delightful parade of local shops and businesses that include an independent barbers, butchers, green grocers, general store, coffee house's, hairdressers and beauticians. This area of Hove is a fantastic residential location with a strong sense of community, there are also comprehensive shopping facilities found in Boundary Road and Church Road. Hove promenade is moments away, which has undergone a multi million pound regeneration programme that includes sports and leisure facilities, activity, relaxation spaces and green spaces to increase biodiversity. Wish Park with it's café and local activities is very close and Hove Lagoon on the seafront is also nearby, where there is a range of water sport activities to be found.

The main bus routes can be found on the Kingsway and New Church Road providing direct access to Brighton city centre and south coastal towns and villages. Hove station is approximately 1.2 miles in distance, for those needing to commute and regular bus services are situated close to the entrance of Edward House, providing access to all parts of the city and beyond.

Additional Information

(Outgoings as advised by our Client)
EPC rating: C
Internal measurement: 1,063 Square feet / 99 Square metres
Tenure: Share of Freehold - 978 years remaining on the Lease
Service charges: Available upon request.
Council tax band: C
Parking zone: R

Edward House, Hove

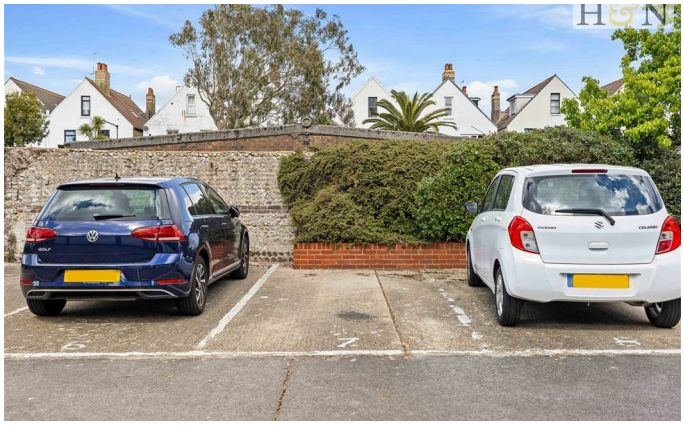
Approximately 99 sqm (1063 sqft)

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.

Created by CENES
www.cenes.co



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.

HEALY & NEWSOM

EST. 1990

19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

01273 746674
hove@healynewsom.co.uk
www.healynewsom.co.uk