New Church Road
Hove

HEALY & NEWSOM

EST. 1990

Derek House, New Church Road, Hove, BN3 4BF

Guide Price £325,000 to £350,000

This splendid second-floor flat located on the sought-after New Church Road in Hove, is moments from the picturesque seafront. This purpose-built flat boasts two generously sized double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable retreat by the coast. This property comes with the added benefit of an allocated parking space for one vehicle, along with visitor parking available for guests.

The flat has been meticulously maintained and features built-in storage throughout, ensuring that you have plenty of room for your belongings. The property is fully double glazed and benefits from gas central heating, providing warmth and comfort all year round.

There is a bright and spacious living room, perfect for relaxation and entertaining, with ample space for dining. The modern kitchen is a delight, showcasing stylish cream gloss units and integrated appliances, including a fridge freezer, double oven, and Neff dishwasher, making meal preparation a pleasure. Both bedrooms offer built-in wardrobes and enjoy an east-facing aspect, providing lovely treetop views that fill the rooms with natural light.

The contemporary bathroom is fully tiled and features a luxurious double walk-in shower enclosure with a mixer shower, complemented by a large airing cupboard for additional storage. A separate toilet, adorned with matching tiles, includes a W.C with a concealed cistern, enhancing the modern aesthetic of the flat.

Sold with a share of the freehold and no onward chain, this property presents a fantastic opportunity to secure a home in a well-managed building in a prime location.

Location

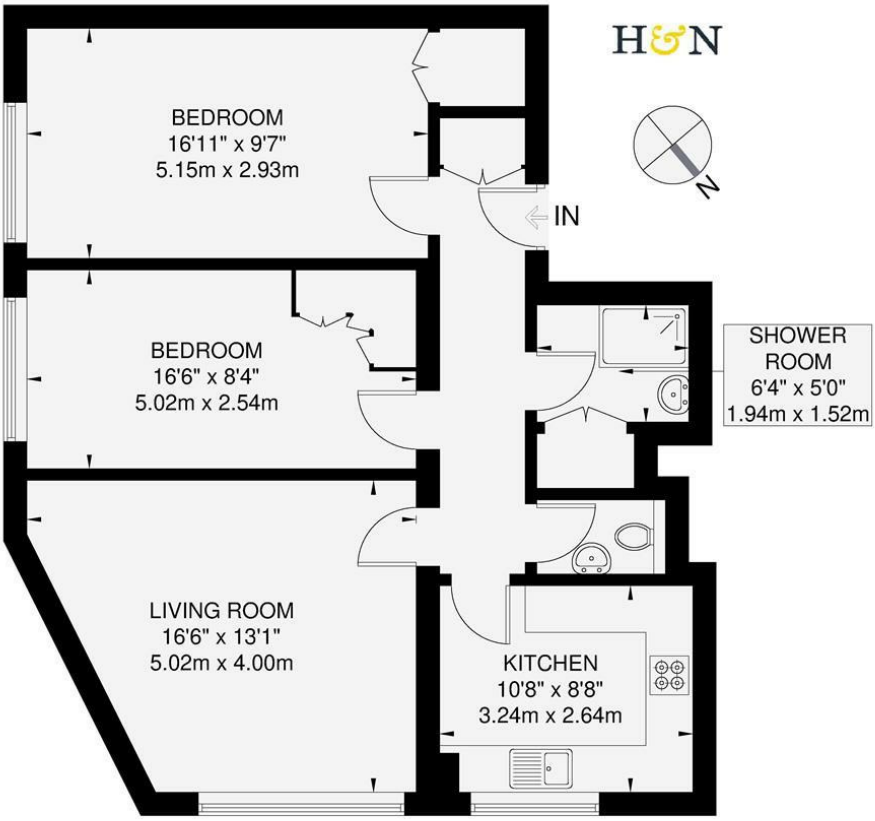
Derek House is located on New Church Road, one road back from the seafront.

The property is located in close proximity to Hove seafront and Lagoon, there is a great sense of community in this area. Opposite the property is Carlisle Road which leads directly to the beach and promenade and Hove's newest beach-park development. This inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped areas, 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.

Independent shops, cafes and local amenities are moments away in Richardson Road, in addition, Portland Road and Church Road independent businesses, restaurants and convenience stores can be found nearby. Hove mainline train station is only approximately a mile in distance with direct services to Gatwick and London Victoria. This location is also on many of the main bus routes for the city and beyond, with the bus stops are outside Derek House, on New Church Road.

Additional Information

(Outgoings as advised by our client)
EPC rating: C
Internal measurement: 777 Square feet / 72.2 Square metres
Tenure: Share of Freehold - Approximately 973 years remaining
Maintenance charges: £2,839.30 per year, £1 ground rent per year.
Council tax band: C
Parking zone: R
Parking: Allocated parking space in the communal car park, visitor Parking on a first come first served basis.



Second Floor
72.2 sq m / 777 sq ft

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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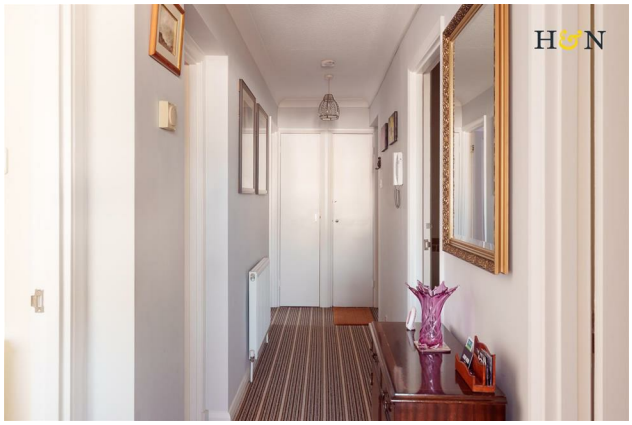
	Measuring Points	CH	Ceiling Height
S	Storage Cupboard	T	Hot Water Tank
W	Fitted Wardrobes	FF	Integrated Fridge / Freezer
	Garden Shortened for Display		Head Height Below 1.5m
	Skylight	B	Boiler



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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