

Asking Price  
£1,195,000  
Freehold

## New Church Road, Hove

- SUBSTANTIAL FOUR BEDROOM DETACHED HOUSE
- DOUBLE DETACHED GARAGE + GATED OFF ROAD PARKING
- CORNER PLOT
- NO ONWARD CHAIN
- WRAP AROUND GARDEN
- CLOSE PROXIMITY TO HOVE SEAFRONT

Robert Luff & Co are delighted to bring to market this spacious four bedroom detached house. Positioned on the corner of New Church Road and Berriedale Avenue within the highly sought after residential area of Hove, it is close to numerous amenities on Church Road as well as Richardson Road having its own selection of popular independent shops and cafes, including Drurys. Aldrington and Hove Train stations are close-by with direct links to Brighton & London. Hove beach and seafront is also short walk away.

Accommodation offers; Sitting room, dining room, breakfast room, kitchen, ground floor WC, separate utility room, four double bedrooms and a family bathroom. Other benefits include; no onward chain, wrap around garden, double garage + gated off road parking and potential to extend STPP.

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## Accommodation

### Entrance Hall

Sitting Room 16'2 x 15'6 (4.93m x 4.72m)

Dining Room 16'4 x 15'3 (4.98m x 4.65m)

Breakfast Room 10'10 x 10 (3.30m x 3.05m)

Kitchen 14'5 x 8'4 (4.39m x 2.54m)

Utility Room 8'2 x 5'5 (2.49m x 1.65m)

### Ground Floor WC

### Stairs Leading To First Floor

Bedroom One 17'1 x 15'7 (5.21m x 4.75m)

Bedroom Two 16'8 x 15'5 (5.08m x 4.70m)

Bedroom Three 11'2 x 9'11 (3.40m x 3.02m)

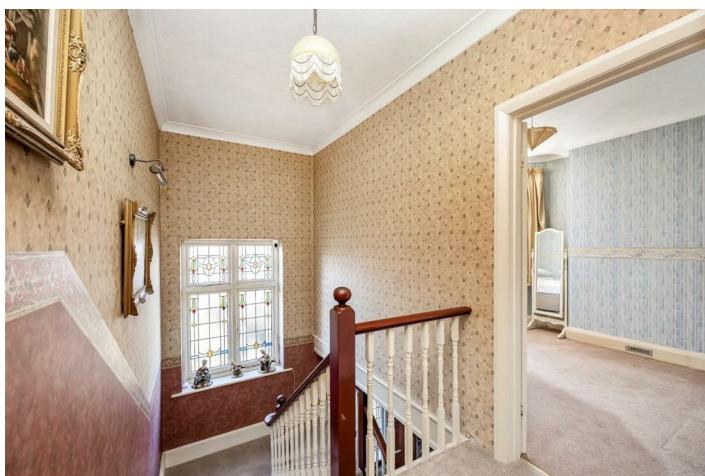
Bedroom Four 12'6 x 10'2 (3.81m x 3.10m)

### Family Bathroom

### Agents Notes

EPC Rating: E

Council Tax Band: G

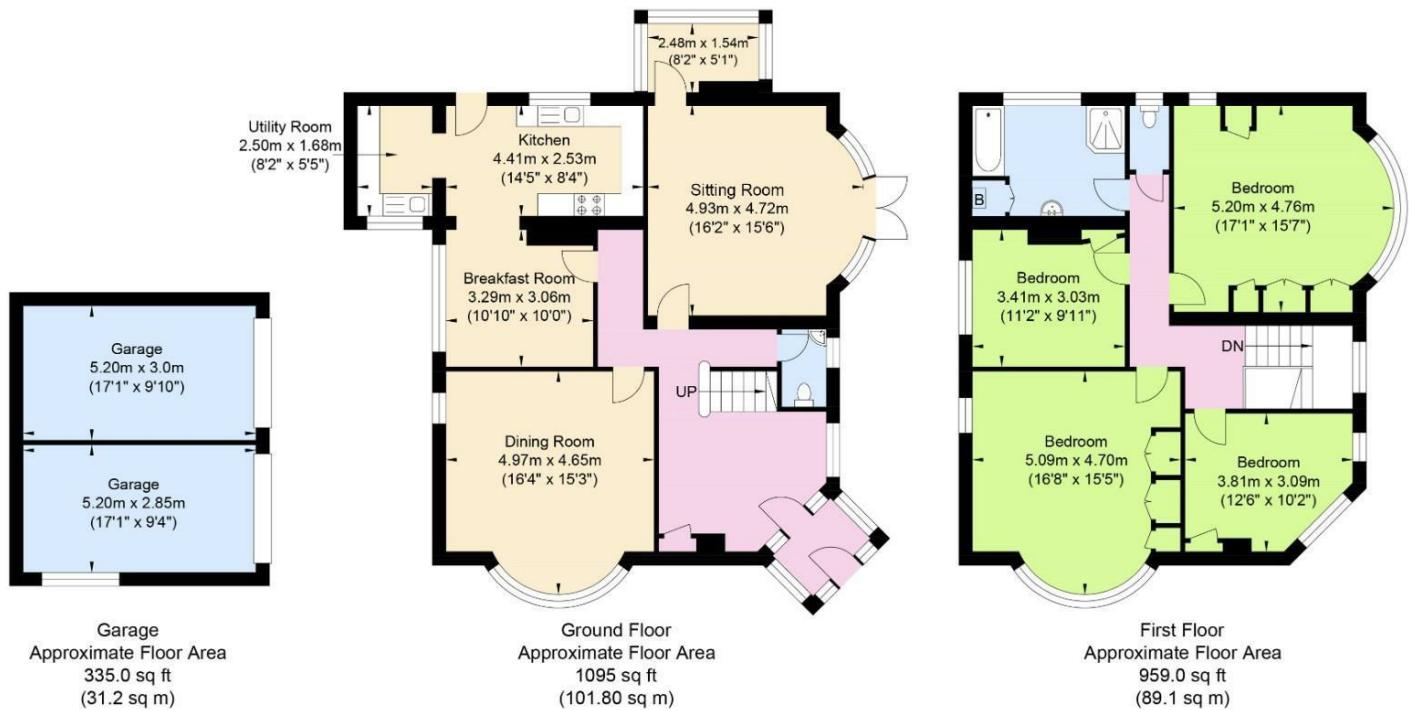


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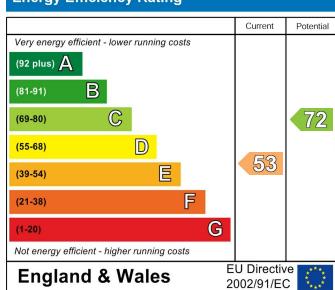
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## New Church Road

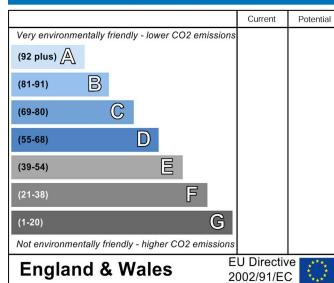


Approximate Gross Internal (Excluding Garage) Area = 190.9 sq m / 2054 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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