

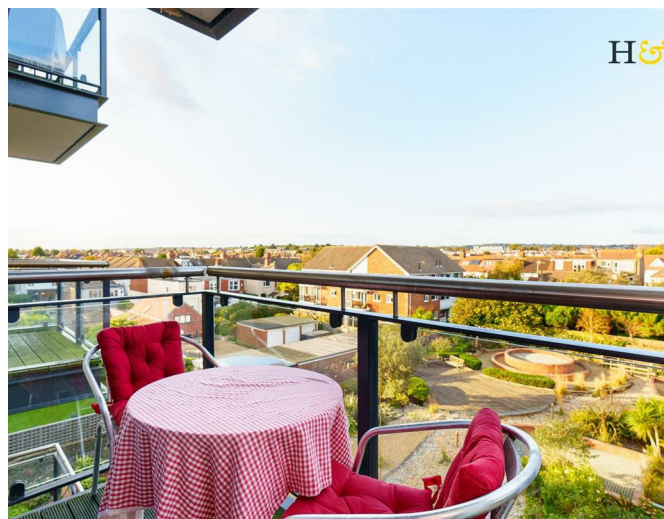


Coastal Place, New Church Road
Hove

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Coastal Place, Hove, BN3 4BS

Guide price £450,000 - £475,000

A spacious two double bedroom, two bathroom apartment situated within Coastal Place, Hove. This impressive and well designed building offers a wonderful opportunity for those seeking a comfortable and stylish living space just moments from the seafront. Secure allocated parking, a Share of Freehold, en-suite shower room and a private balcony, are just some of the features this home offers.

The highlight of this property is the balcony that offers serene garden views across Hove up to the South Downs, ideal for enjoying a morning coffee or unwinding after a long day. The open plan living room and kitchen creates a spacious and inviting atmosphere, perfect for entertaining guests or simply relaxing in style. The property also features solid oak flooring throughout, adding a touch of elegance to the space. The apartment boasts a modern bathroom and en-suite, perfect for those looking for convenience and privacy.

With ample built-in storage, you'll have plenty of space to keep your belongings organised and out of sight. The inclusion of heating, hot water, and gas boiler service within the service charge adds to the convenience and ease of living in this lovely home.

One of the standout features of this property is the allocated underground secure parking, providing peace of mind for your vehicle. Additionally, the property is sold with a share of freehold in this well managed and maintained building.

Don't miss out on the chance to make this property your own and enjoy the coastal lifestyle in Hove.

Location

Situated on level ground in this desirable part of Hove within popular New Church Road. Local, independent shops and coffee shop in the

popular Richardson Road community is just around the corner and local supermarkets within a short distance. Frequent bus services pass along New Church Road affording access into the City centre and surrounding towns. Hove and Portslade mainline railway stations are readily accessible and the seafront with its bathing beaches and many other amenities is also in very close proximity.

Parking and Bike Storage

One allocated parking space located in the secure underground car park that has a remote control entrance from New Church Road, there is direct access from the building via the lift and stairs. Visitor parking spaces and bike storage are available to the front and side of Coastal Place, in addition to an allocated bike storage space in the secure car park.

Additional Information

EPC rating: B

Internal measurement: 71 Square metres / 764 Square feet

Parking zone: R and allocated parking space

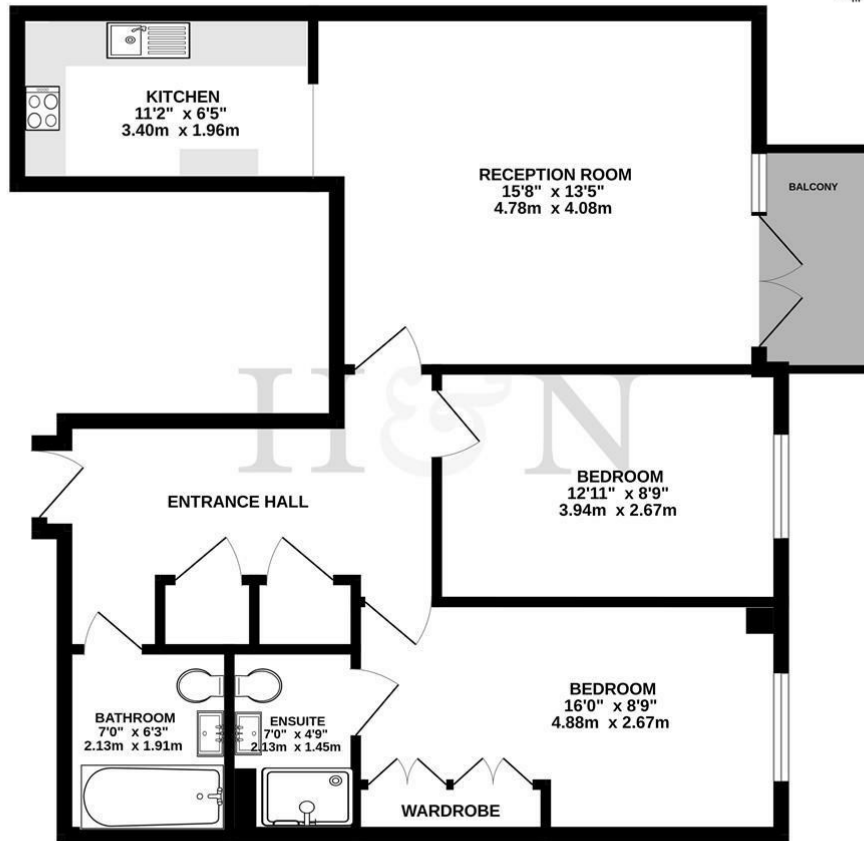
Council tax band: D

Tenure: Share of Freehold - Remainder of a 999 year Lease

Maintenance charge: £3,868 per year, paid half yearly - service charge includes heating, hot water and water metered usage, building insurance, communal cleaning and communal gardening.

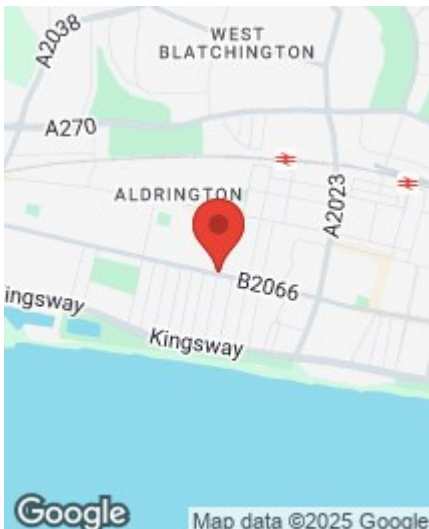
Heating: Under floor heating. The gas boiler in the flat is serviced annually, this is also included within the service charge.

THIRD FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 a 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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