



New Church Road, Hove

£1,195,000

HEALY  
& NEWSOM

EST. 1990



## New Church Road, Hove, East Sussex, BN3 4JA

A substantial detached four bedroom period property offering a perfect blend of charm and modern living and showcasing delightful features such as stunning stained glass windows that add character and warmth. There are two spacious living rooms, kitchen breakfast room and utility room, this home is ideal for those looking for a home to make their own.

Situated on a secluded corner plot, this house enjoys a peaceful setting while being just a short distance from the picturesque Hove seafront, perfect for leisurely walks and seaside activities. Additionally, the loft presents an exciting opportunity for potential extension, subject to necessary planning consent, allowing you to tailor the space to your needs should you wish.

The property boasts a generous gated driveway and complemented by two brick-built garages with pitched roofs, providing ample storage and convenience. The established surrounding grounds are landscaped with mature shrubs and fruit trees, creating a serene outdoor retreat.

As you enter, you will be greeted by two inviting reception rooms with one being dual aspect and having French doors opening to the garden. The kitchen breakfast room provides a wonderful space for family gatherings and casual dining, making it the heart of the home.

This enchanting house is a rare find in Hove, combining period charm with modern amenities, making it an excellent choice for those looking to settle in a vibrant coastal community.

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### **Location**

The property is situated on the corner of Berriedale Avenue which leads south to Hove seafront and New Church Road, a leafy avenue leading in a westerly direction to central Hove. There is easy access from this location to both Portland Road and George Street where you can find a selection of local bars and shops, restaurants and convenience stores. Richardson Road's parade is just across the way where you'll find a butchers, organic food store, cafes and an array of beauty establishments.

Regular buses operate in the area affording access to Brighton city centre and beyond. Portslade mainline train station is about a mile in distance and Hove Station 1.3 miles away with their direct service to Gatwick and London Victoria. Wish Park and Hove Lagoon is also close by, where you can find a popular play area for children, and of course, enjoy the sea front walks. The area is also well served by highly regarded schools and nurseries such as St Christopher's and Hove Village nursery.

Hove promenade is moments away with the new Hove beach park development that includes an outdoor sports hub with a café and terrace gardens, wheeled sports areas, including a skate plaza, pump track and roller area, as well as tennis courts and more!

### **Additional Information**

EPC rating: E

Internal measurement: 2,389 Square feet / 221.1 Square metres

Council tax band: G

Parking zone: W

Parking: Gated off street parking and two garages.

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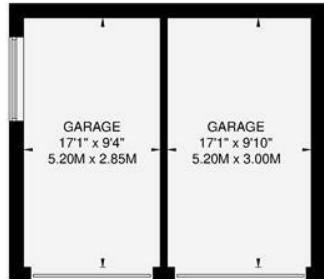
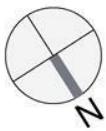


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Approximate Gross Internal Area

222.1 sq m / 2389 sq ft

Including Limited Use Area Of

34 sq m / 366 sq ft

Garage  
31.2 sq m / 335 sq ft



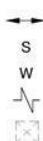
Site Plan



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  
Storage Cupboard  
Fitted Wardrobes  
Garden Shortened for Display  
Skylight

CH  
T  
FF  
□  
B  
Ceiling Height  
Hot Water Tank  
Integrated Fridge / Freezer  
Head Height Below 1.5m  
Boiler

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