Derek House
New Church Road, Hove

HEALY & NEWSOM

EST. 1990

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

Guide Price £250,000 to £265,000

A ground floor flat, believed to be the only one bedroom in the block, presenting an excellent opportunity for those seeking a coastal lifestyle. The property boasts one double bedroom bedroom, making it ideal for individuals or couples and the impressive south facing living room diner is perfect for entertaining, while the balcony, also south facing, invites you to enjoy the sunshine and views over well kept communal gardens. This property comes with the added advantage of an allocated parking space, with visitor parking also available, a rare find in such a prime location.

The kitchen features a Bosch double oven, fridge freezer, and a dishwasher, alongside a convenient breakfast bar. Ample storage is available throughout the flat with cupboards in the hallway and the double bedroom benefiting from a selection of fitted wardrobes, ensuring a clutter-free living space. There is a bathroom with an electric shower over the bath and a separate W.C, the property if fitted with gas central heating and full double glazing so comfort and efficiency are assured.

The flat is sold with a share of the freehold and no onward chain, providing a smooth transition for the new owner. While the property requires some refurbishment, it is in clean condition and ready for your personal touch. This well-managed building is complemented by beautifully maintained surrounding gardens, enhancing the overall appeal of the residence.

Located just moments from Hove seafront, this flat offers a perfect blend of convenience and coastal charm, making it a wonderful place to call home.

Location

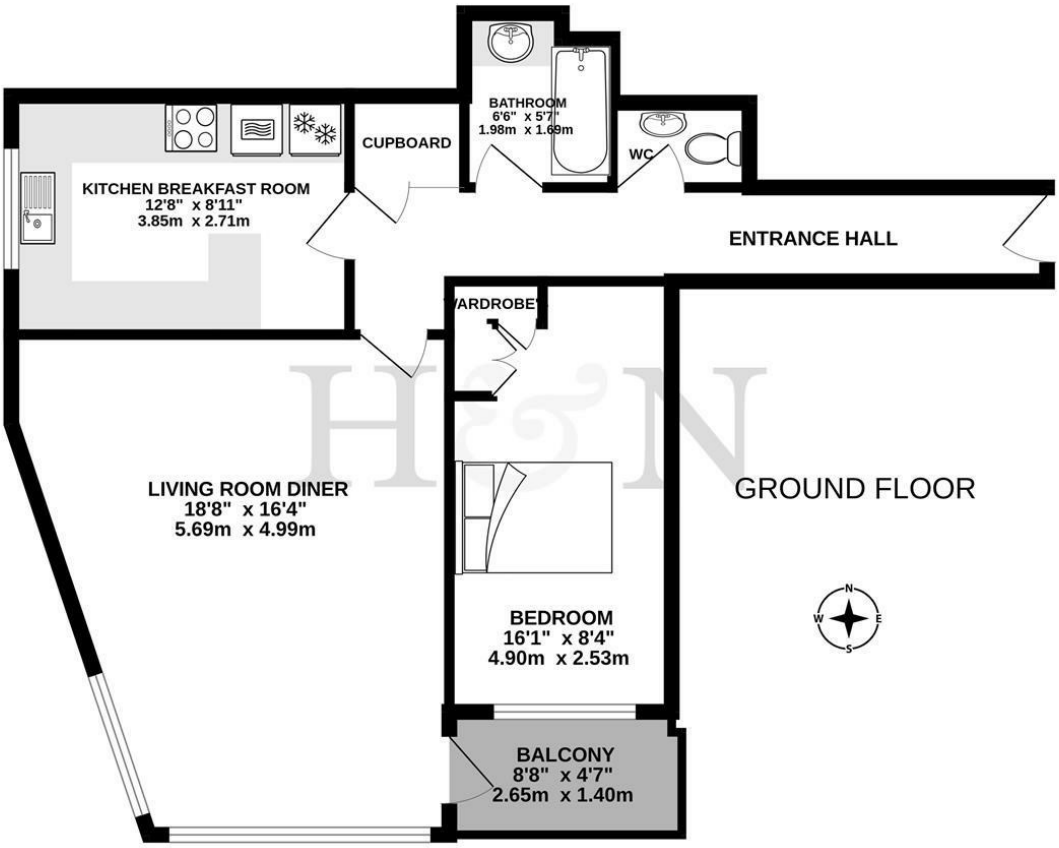
Derek House is located on New Church Road, one road back from the seafront, where you'll find Hove's newest beach park development.

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 gardens, 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: D
Internal measurement: 700 Square feet / 65 Square metres
Tenure: Share of Freehold - 948 years remaining on the Lease
Maintenance charges: £2,020.86 per year, £1 ground rent per year.
Council tax band: B
Parking zone: R
Parking: Allocated parking space in the communal car park, visitor Parking on a first come first served basis.



TOTAL FLOOR AREA : 700sq.ft. (65.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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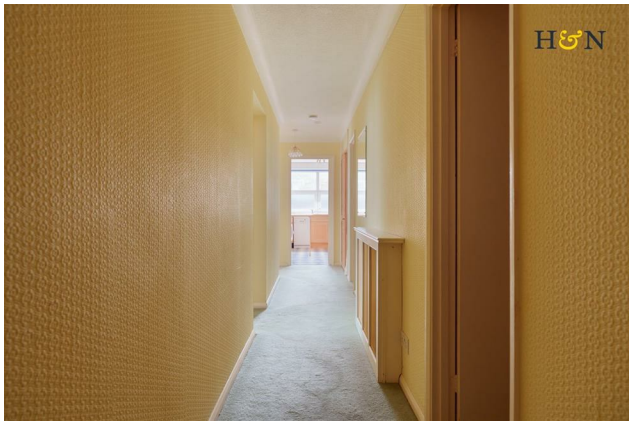

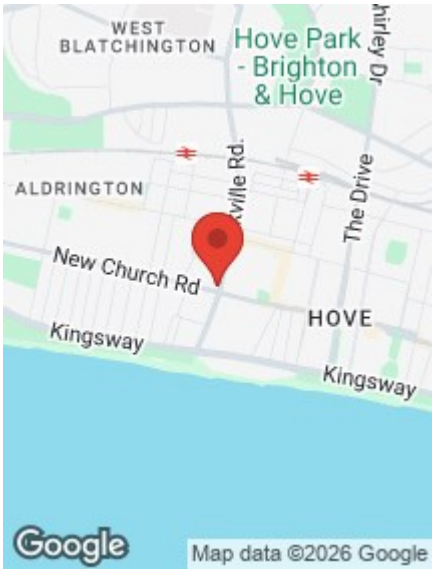

VERY IMPORTANT NOTES

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 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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19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

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