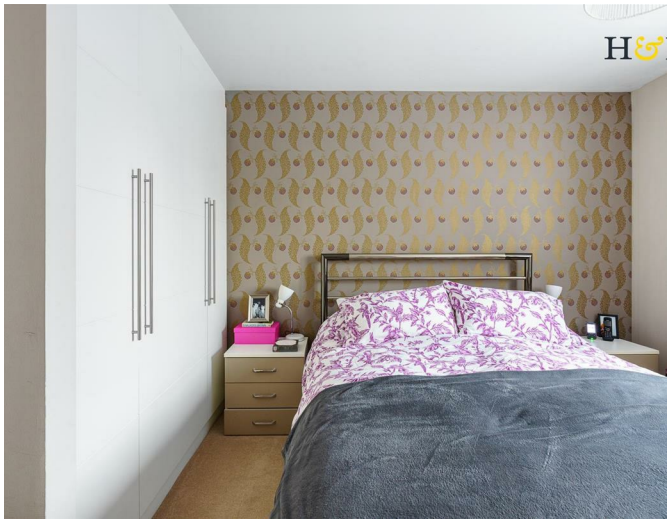
Coastal Place, New Church Road, Hove

HEALY & NEWSOM

EST. 1990



Coastal Place, New Church Road, Hove, BN3 4BS

£350,000

Located in the desirable area of New Church Road, Hove, this beautifully presented flat offers a perfect blend of modern living and comfort. Situated within a contemporary purpose-built block, the property boasts two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a stylish retreat.

The generous hallway is laid to oak effect laminate flooring and gives access to a welcoming reception room with open plan modern kitchen that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat features ample built-in storage, ensuring that your living space remains tidy and organised.

One of the standout features of this property is the shutter dressed floor to ceiling windows and French doors giving access to the charming, west facing outdoor space. Whether you wish to cultivate your own plants, host summer barbecues, or simply unwind in a tranquil setting, this garden offers a delightful escape, leading onto the remainder of communal gardens.

The well-appointed shower room complements the overall appeal of the flat, providing a comfortable and functional space for your daily routines.

With its prime location in Hove, you will benefit from easy access to local amenities, including shops, cafes, and transport links, making this property not only a beautiful home but also a convenient one.

In summary, this flat on New Church Road is a rare find, combining modern design with practical living spaces, all within a vibrant community. Do not miss the opportunity to make this lovely property your new home.

Location

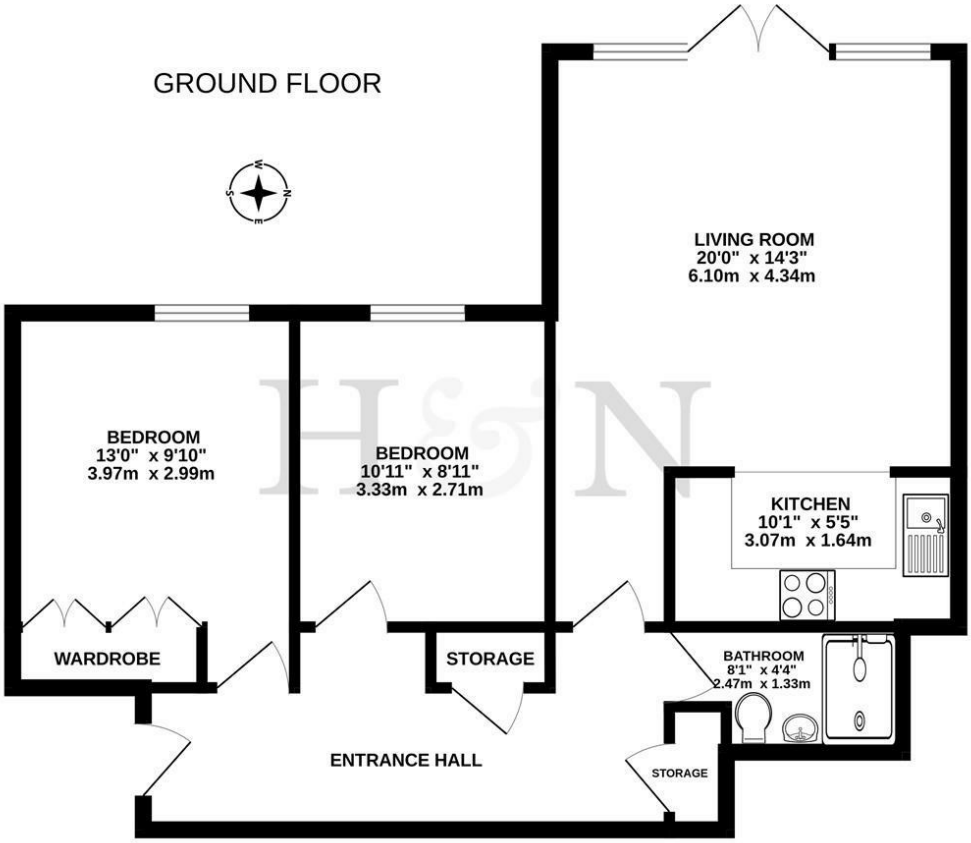
Situated on level ground in this desirable part of Hove within popular New Church Road. Local, independent shops and coffee shop in the popular Richardson Road community is just around the corner and local supermarkets within a short distance. Frequent bus services pass along New Church Road affording access into the City centre and surrounding towns. Hove, Aldrington and Portslade mainline railway stations are readily accessible and the seafront with it's bathing beaches and many other amenities are also in very close proximity.

Parking & Storage

There is one allocated parking space located in a secure underground car park, ensuring that your vehicle is always safe and easily accessible as well as protected from the elements, visitor parking is also available to the front of the building. Furthermore, there is ample bike storage available, perfect for cycling enthusiasts or those looking to stay active. The secure underground car park that has a remote control access, additionally, there is access directly from the building via lift or stairs. Visitor parking spaces and additional bike storage are located to the front and side of the building on ground level.

Additional Information

(AS ADVISED BY OUR CLIENT)
EPC rating: C
Internal measurement: 76 Square metres / 818 Square feet
Parking: Allocated secure parking space, visitors parking and residents parking zone R
Council tax band: D
Tenure: Share of Freehold- 983 Years remaining (approx.)
Maintenance charge: £2,802.57
The service charge includes heating & hot water (metered usage), building insurance, communal cleaning and gardening.
Heating: Under floor heating. Heating and hot water included in the service charge, and the boiler service is included within this.
Service charge is adjusted annually and overpayments of energy is refunded the next year. Built 2009/10



TOTAL FLOOR AREA : 818sq.ft. (76.0 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.
Made with Metropix ©2025

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.

HEALY & NEWSOM
EST. 1990

19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

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