



Flat 4, Aymer House 10-12 New Church Road
Hove, BN3 4FH

Pearson
Keehan



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Offers in excess of £260,000

Located in the heart of Hove, this spacious two-bedroom ground floor apartment presents an exciting opportunity for buyers eager to add their personal touch to a property. Found within the well-regarded Aymer House, this generously proportioned flat is in need of some updating and modernisation, offering a superb blank canvas for renovation enthusiasts or first-time buyers looking to create a home tailored to their style and preferences.

The accommodation features a bright and airy living room, enhanced by large windows that allow natural light to flood the space, creating a warm and inviting atmosphere. This room offers ample space for both lounge and dining areas.

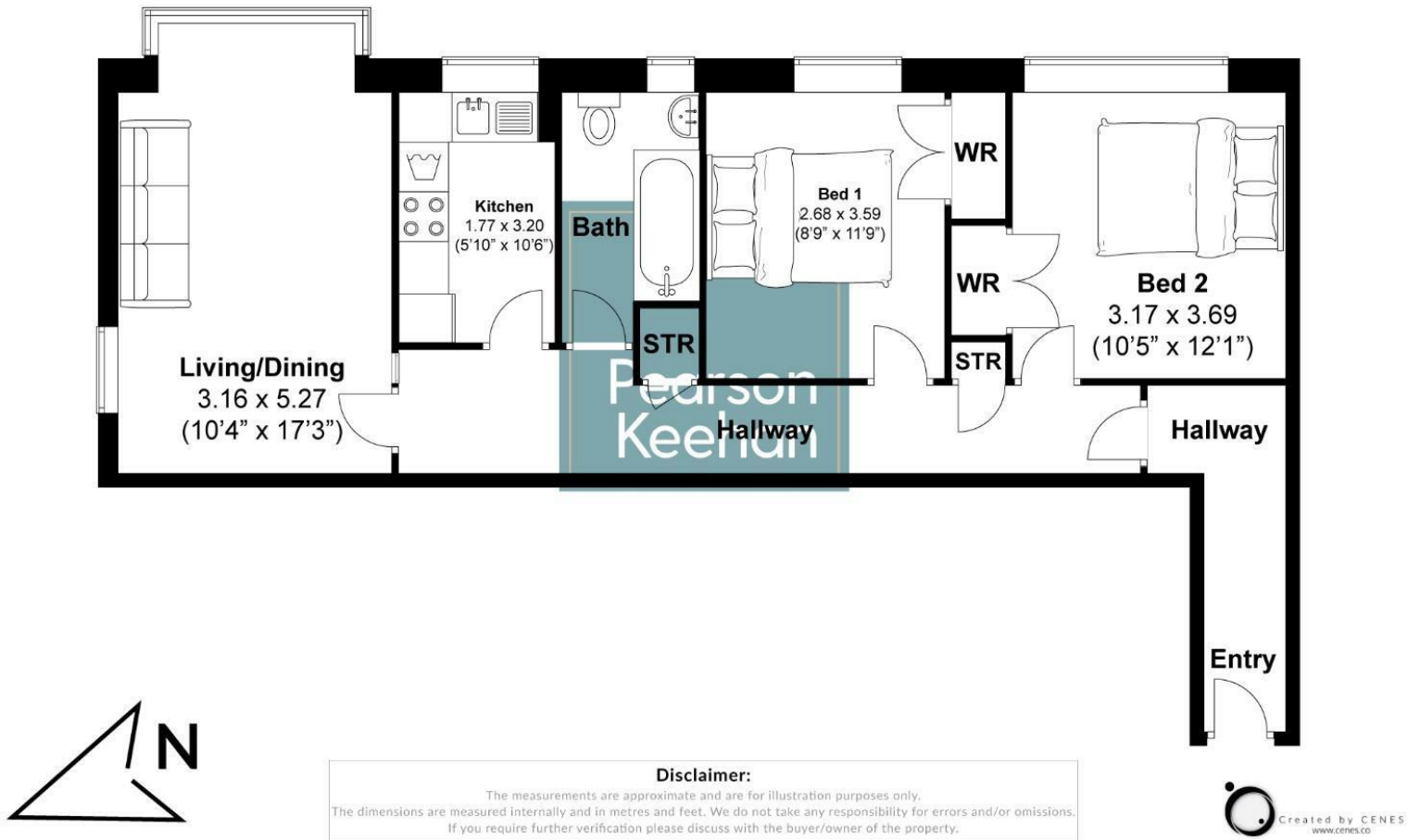
The separate kitchen is fitted with units and appliances, offering a functional layout that could easily be reimagined into a modern culinary space. The bathroom includes a full-sized bath and wash basin and could be transformed into a stylish, contemporary suite if desired.

There are two well-proportioned double bedrooms, both offering plenty of space for furniture and personalisation. One of the bedrooms benefits from integrated built-in storage, adding practicality to the already generous living space. The flat also features double glazing and gas central heating, ensuring comfort throughout the year.

Aymer Road is a prime location in Hove, with the seafront just a short stroll away – perfect for morning walks or weekend relaxation by the sea. A fantastic selection of independent shops, cafés, and restaurants can be found nearby on Church Road, contributing to the area's vibrant and friendly community feel. The property is also just minutes from excellent transport links, including Hove Station, providing direct routes into Brighton, London, and beyond, making it an ideal base for commuters and city dwellers alike.



New Church Road, Hove
Approximately 73.3 sqm (789 sqft)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	72
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

