

# 116 New Church Road

Hove, BN3 4JB

## Offers In Excess Of £1,000,000

This stunning and exceptionally spacious four-bedroom family home spans three storeys and boasts a generously sized south-facing garden, two bathrooms, off-street parking, and the added benefit of no onward chain.

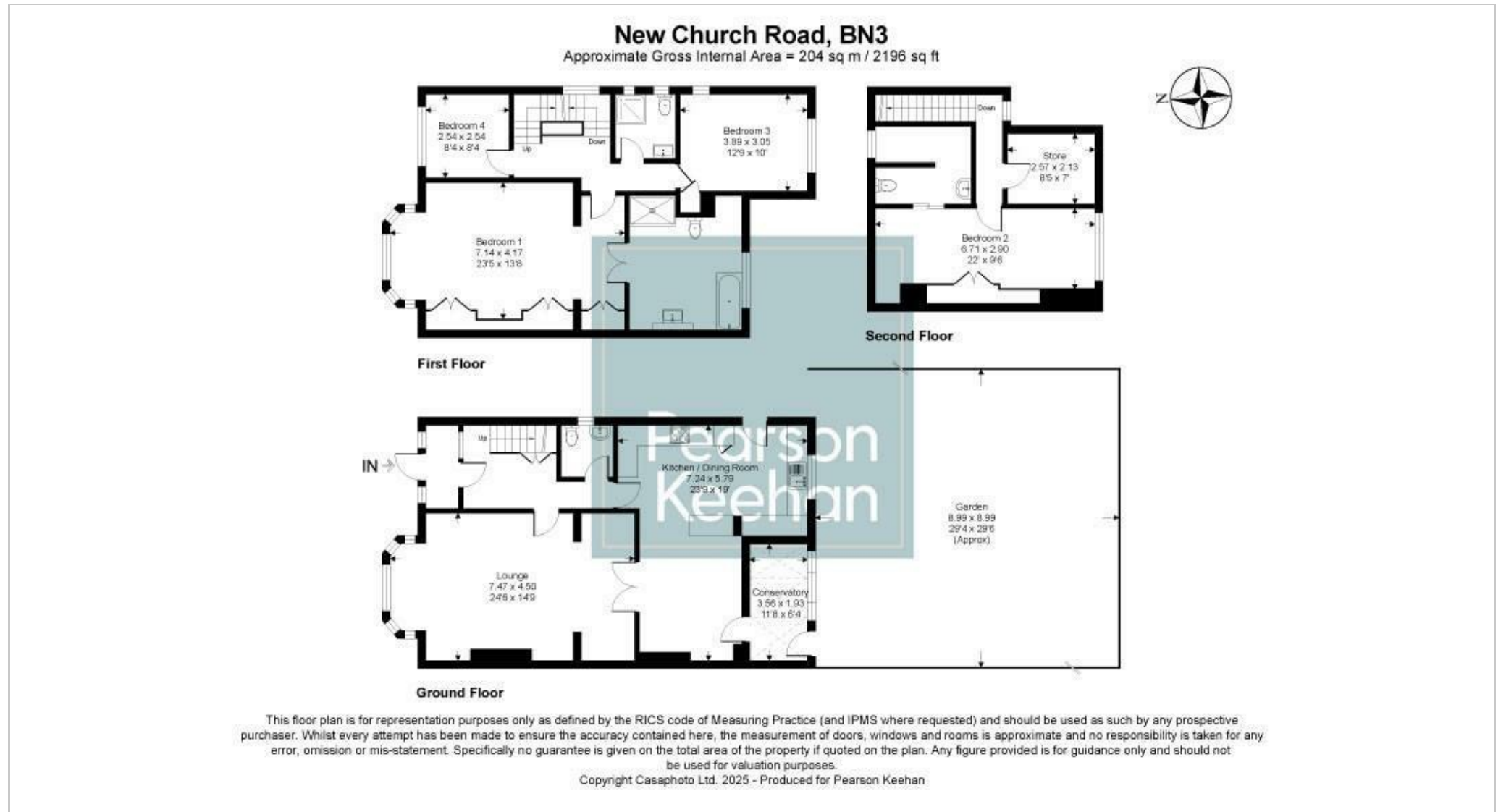
Situated on the highly sought-after New Church Road, this charming 1930s semi-detached house offers nearly 2,200 sq ft of luxurious living space. Upon entering, you'll be greeted by a grand 24ft bay-fronted living room — the perfect space to relax and unwind. To the rear, the expansive and stylish kitchen/dining room creates an inviting setting for both family meals and entertaining guests. A convenient cloakroom completes the ground floor.

On the first floor, you'll find a contemporary shower room alongside three well-appointed bedrooms. The spacious principal bedroom is a standout feature, complete with built-in wardrobes and a large luxury en suite bathroom.

The top floor hosts a very large additional bedroom featuring an en suite toilet that could easily be converted into a shower room if desired. Also found on this level a good sized storage room.

Outside, the south-facing rear garden basks in sunlight throughout the day, providing ample space for outdoor gatherings, family activities, and barbecues. At the front of the property, a block-paved driveway offers off-street parking for two cars, complemented by an EV car charging point.

New Church Road is a prestigious Hove address, ideally located just moments from the seafront and well-connected by numerous transport links. Several highly regarded local schools are within easy reach, while nearby Wish Park offers a playground and green space. The recently developed Hove Beach Park adds to the area's appeal, featuring brand-new Padel Courts and the vibrant Rockwater Bar & Restaurant.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>64</b>	
EU Directive 2002/91/EC	

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

Pearson  
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