



# 116 New Church Road

Hove, BN3 4JB

**Offers in excess of £1,100,000**

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.



## New Church Road, BN3

Approximate Gross Internal Area = 204 sq m / 2196 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2025 - Produced for Pearson Keehan

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		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	