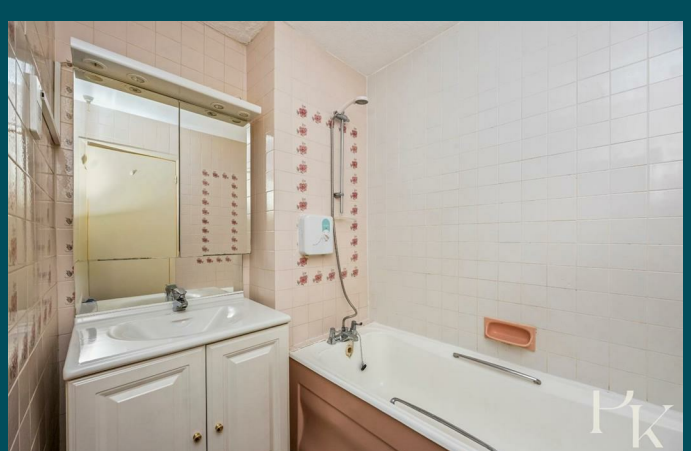


95 Portland Road, Hove, East Sussex, BN3 5DP
Tel: 01273 206999 **Email:**hove@pearsonkeehan.com pearsonkeehan.com

45 New Church Road

Hove, BN3 4BF

Guide price £250,000-£265,000

GUIDE PRICE £250,000 - £265,000

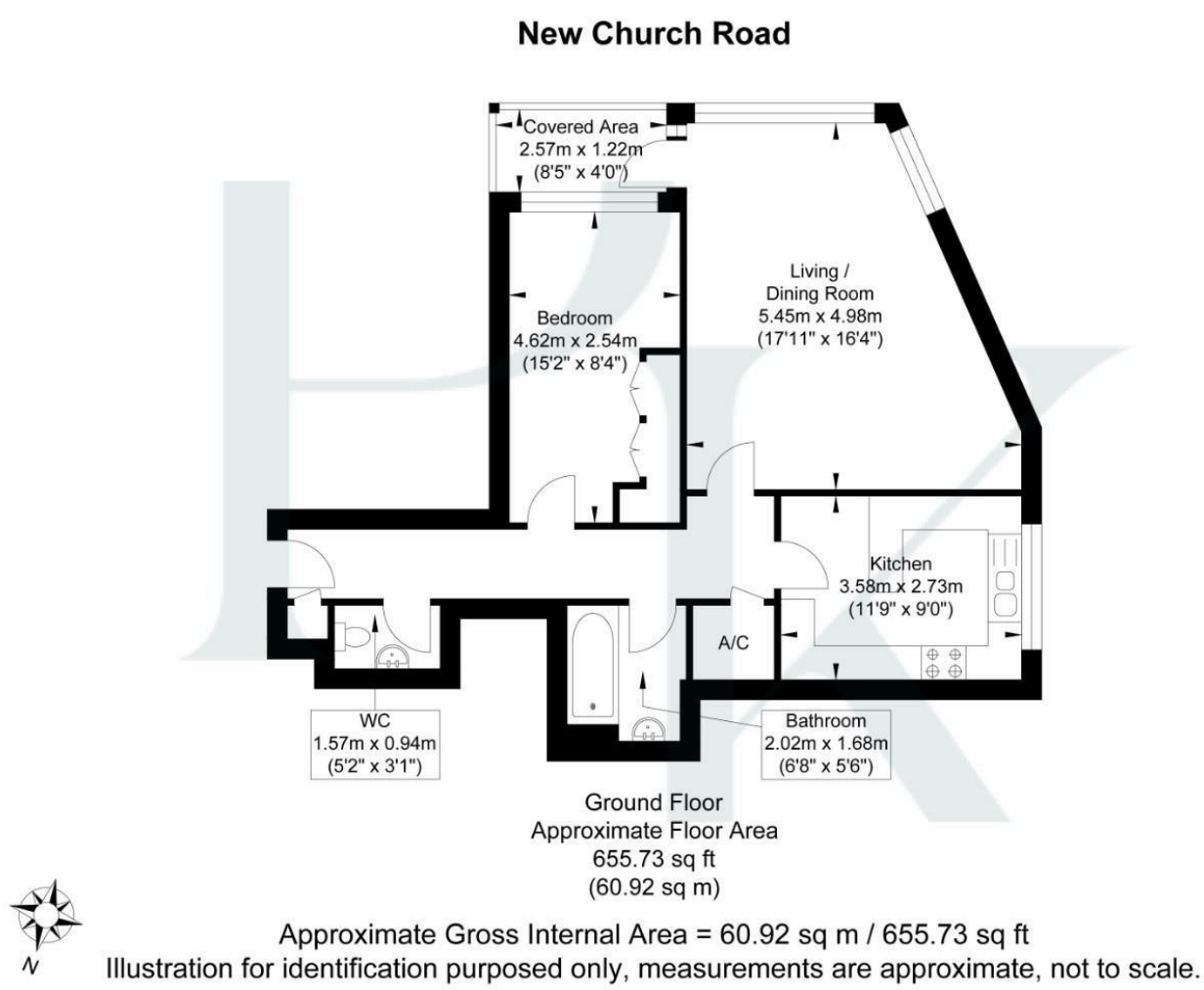
Situated in a highly sought-after coastal location just moments from Hove seafront, this well-proportioned one-bedroom ground floor flat offers an excellent opportunity for first-time buyers, downsizers or those seeking a seaside home with outstanding local amenities close by.

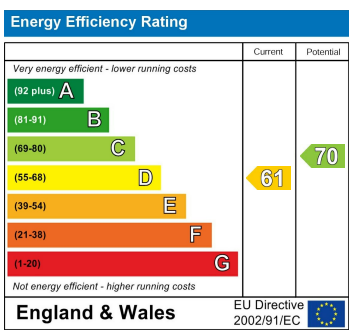
Believed to be the only one-bedroom apartment within the building, the property enjoys a desirable south-facing aspect with a spacious living/dining room opening directly onto a private south-facing balcony overlooking beautifully maintained communal gardens. The accommodation further comprises a generous double bedroom with fitted wardrobes, a separate kitchen complete with integrated appliances including a Bosch double oven, fridge freezer and dishwasher, together with a breakfast bar. A bathroom with shower over bath and separate W.C complete the accommodation.

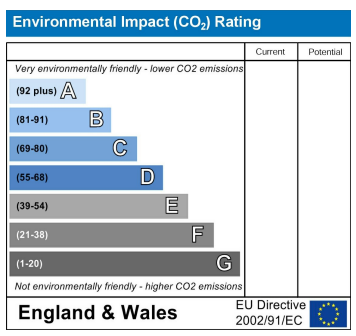
Additional benefits include gas central heating, full double glazing, excellent built-in storage throughout, an allocated parking space and further visitor parking available within the communal car park. The property is offered for sale with a share of the freehold and no onward chain.

While some modernisation may be desired, the flat is well presented and offers excellent potential to personalise, all within a well-managed purpose-built block surrounded by attractive communal gardens.

The location is a particular feature of the property, being only moments from Hove seafront, Hove Lagoon and the recently developed seafront leisure facilities, including landscaped gardens, sports courts, cafés and restaurants. Richardson Road, Portland Road and Church Road all provide a wide selection of independent shops, cafés, bars and everyday amenities, while regular bus services and Hove mainline railway station offer convenient transport links into Brighton, Gatwick and London.







Pearson Keehan