



New Church Road, Hove, BN3 4AA
£1,750 Per month



- Central Hove Location
- Spacious South Facing Lounge
- Bathroom With Shower
- Gas Central Heating
- Viewing Advised

- Large First Floor Balcony Apartment
- Fitted Kitchen With Appliances
- Two Double Bedrooms
- Un-Furnished

New Church Road, Hove, BN3 4AA

£1,750 Per month



Summary

Priors are delighted to offer this first-floor balcony flat, ideally positioned just moments from the highly sought-after Church Road in Hove, with its array of cafés, shops, and amenities.

This charming property boasts an abundance of period features, including elegant decorative fireplaces in most rooms and attractive ceiling cornicing, enhancing its character and appeal. The accommodation is notably spacious throughout, with a particularly generous living room that opens onto a full-width, south-facing balcony, perfect for enjoying natural light throughout the day.

Both bedrooms are comfortable doubles, making the flat ideal for professional sharers or couples seeking additional space for a home office or guest room. The fitted contemporary white high-gloss kitchen comes complete with integrated appliances, offering both style and practicality. The bathroom features a full-sized bath with shower over, and the property further benefits from gas-fired central heating.

An excellent opportunity to secure a well-proportioned, characterful home in one of Hove's most desirable locations.

Spacious Entrance Hall

Lounge

17 x 13 (5.18m x 3.96m)

Lovely bright spacious room decorated in neutral colours with feature decorative fireplace and ceiling cornicing.

Large sash windows affording lots of natural light. Door leading to-

Balcony

Spacious south facing balcony spanning the entire width of the building.

Kitchen

10'8x9 (3.25mx2.74m)

Modern / contemporary style, with white hi-gloss base and eye level units comprising cupboards, drawers and wood-block effect work-tops.

Built in oven, hob and extractor fan. Integrated fridge-freezer and dishwasher. Washing machine, part tiled walls, wall mounted boiler.

Bedroom One

16 x 12 (4.88m x 3.66m)

Very spacious double bedroom, neutral coloured décor and carpet.

Bedroom Two

12 x 11 (3.66m x 3.35m)

Bright South aspect. Built in wardrobe cupboard.

Bathroom

Spacious newly tiled bathroom with contemporary styled white suite.

Tub with shower over. Built in unit incorporating wash hand basin and wc.

Two sash windows.

Useful Information

Council Tax - C

EPC - C

Parking Zone - R

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

