



TRUEMANS



## New Church Road, Hove, BN3 4BF

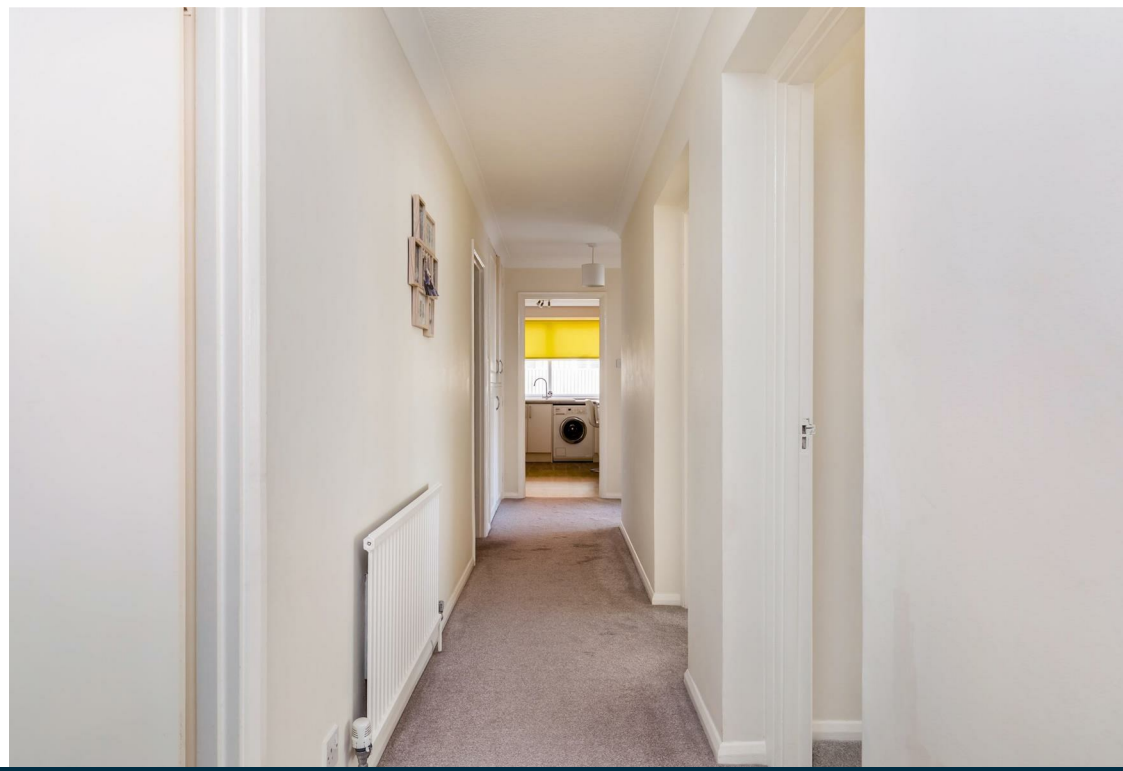
TRUEMANS - \*\*Guide Price £350,000 - £375,000\*\*

We are delighted to offer this spacious apartment located on the ground floor of this desirable purpose built block. The key benefits of this apartment include two double bedrooms, a large South facing living room, spacious kitchen, South facing balcony and a parking space.

New Church Road is one of Hove's most popular roads being a short distance from the seafront with the beautiful Hove Lawns and a few minutes walk from Church Road and George Street with it's wide range of shops, restaurants and amenities.

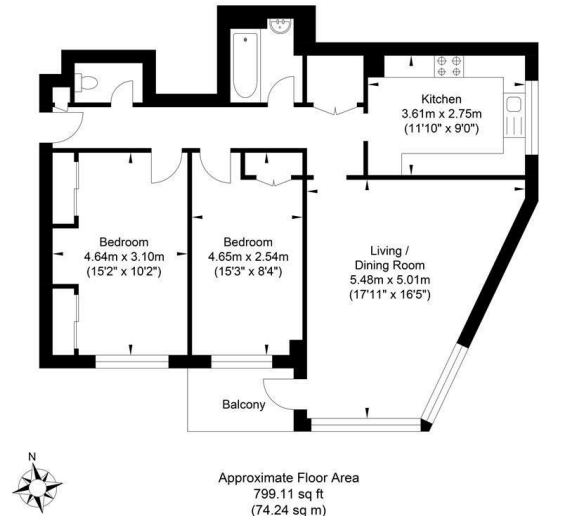
Hove mainline station is a short walk and connects to London Victoria in just over an hour. Buses run at each end of New Church Road with frequent connections across the city and beyond.

The A23 / A27 are also easily accessible with road links out of Brighton to areas beyond.



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## Derek House



Approximate Floor Area  
799.11 sq ft  
(74.24 sq m)

Approximate Gross Internal Area = 74.24 sq m / 799.11 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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**Further Information**

Council Tax: Band C

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

[www.truemansstateagents.co.uk](http://www.truemansstateagents.co.uk)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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