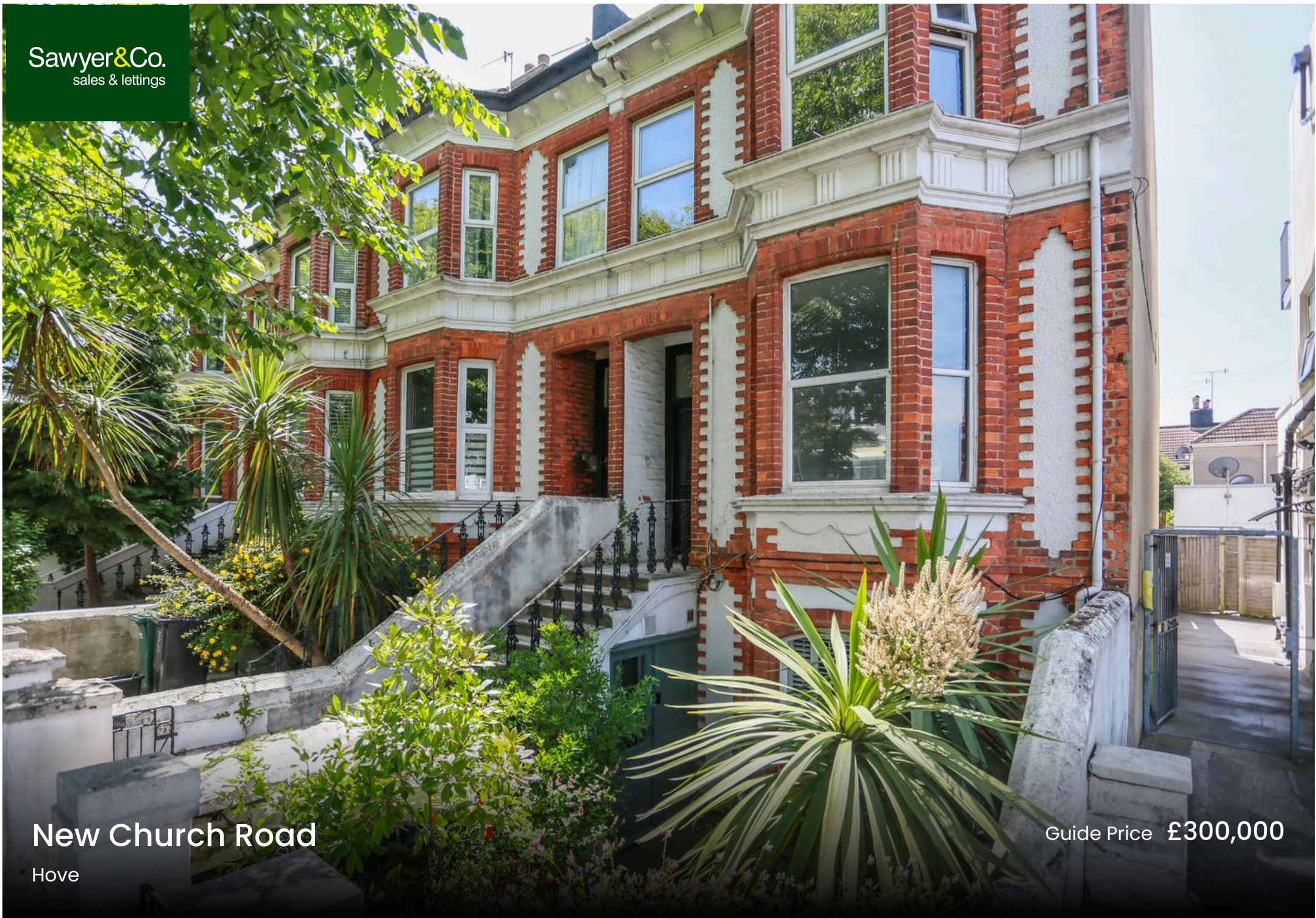


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sales & lettings

New Church Road

Hove

Guide Price £300,000





New Church Road

Hove

Ideally located on the New Church Road in desirable West Hove, near to Portslade Station, the Seafront and plenty of local amenities. A spacious ONE BEDROOM LOWER GROUND FLOOR PERIOD APARTMENT with a SOUTH FACING GARDEN.

Spanning the entire lower ground floor of a charming Edwardian end-of-terrace house, this apartment has well-proportioned rooms and is filled with plenty of natural light. A generous lounge is centrally positioned boasting a log-burner and French doors which lead directly out to the south facing garden. To the rear is the fitted kitchen with feature exposed brick wall and the bathroom with a white suite located neatly behind. The property has one large double bedroom with a bay window. The pretty lawned garden has a favourable southernly aspect and can be accessed from both the kitchen and the lounge.

In the Local Area

Conveniently located between Portland Road and the seafront, this area of New Church Road is only a short walk from Portslade train station with its convenient mainline commuter links to London and Gatwick.



Nearby Boundary Road offers a wide variety of shops, bars and cafes and there are regular bus services into the bustling cafe culture of Hove's Church Road and onto the centre of Brighton.

Within easy walking distance, Hove Lagoon and Western Lawns offers water sports for all ages along with the ever popular Big Beach Cafe with its locally sourced produce and classically trained chef.

Wish Park offers plenty of green open space, a children's playground and a popular local cafe serving homemade cakes, breakfasts and lunches.

Further Information

The property is situated in Parking Zone L. Currently the property is in Council Tax band B which was charged at £2,006.23 for 2026/27.

EPC rating - D

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

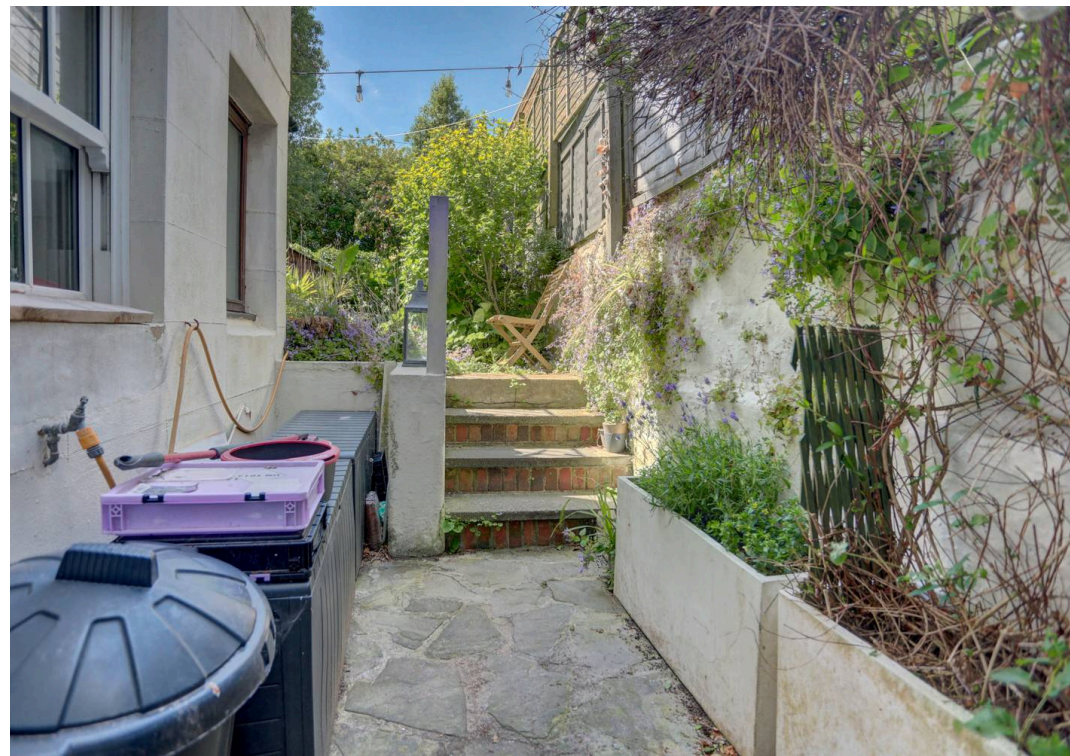
Tenure: Leasehold

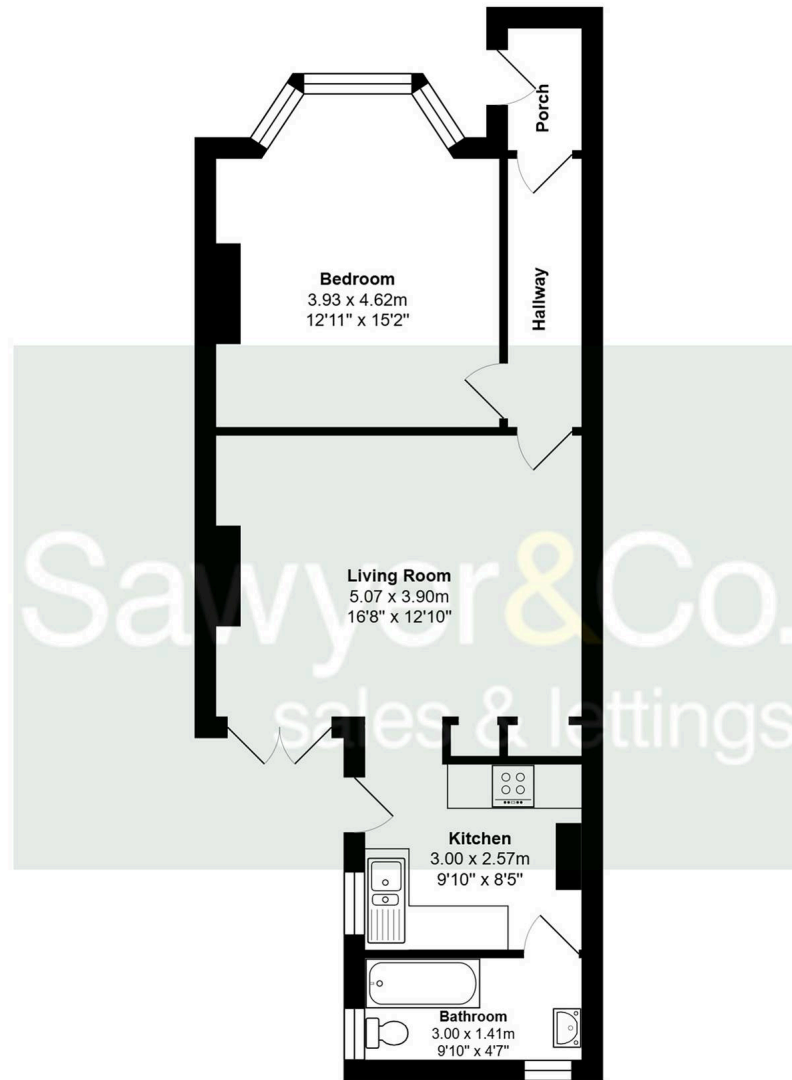
Unexpired term on lease - In the process of extending the lease to 165 years

Service Charge - £1,600pa

This information has been provided by the seller. Please obtain verification via your legal representative.







Total Area: 57.2 m² ... 616 ft²

All measurements are approximate and for display purposes only.

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.