

New Church Road

Hove

LEXTONS /
SALES
LETTINGS
AUCTIONS
COMMERCIAL



New Church Road, Hove

£1,500,000 - £1,750,000

4

BEDROOM

2

BATHROOM

2

RECEPTION

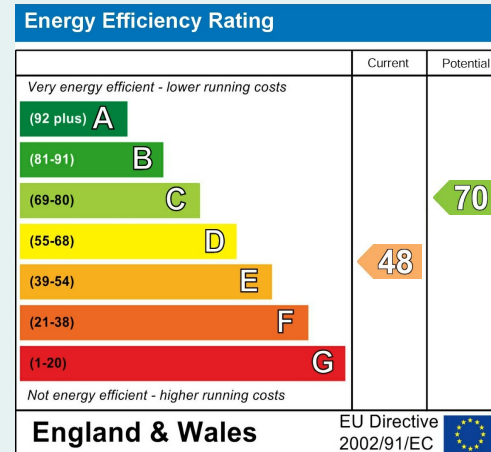
About the property

Ideally positioned for a choice of highly regarded schools, this detached home effortlessly blends the charm of bay windows, wood floors and a graceful turning staircase with beautifully chosen contemporary design. Step inside and you'll find a wonderful interplay of flowing living spaces, an abundance of natural light and a superlative palette.

Sophisticated yet family friendly, a marvellous living room generates a superb introduction with its distinguished fireplace and the homely glow of log burner. However, it is undoubtedly the fluidity and specification of the open plan kitchen and living area that elevates this home above others. Unfolding over a commendable 31ft its enviable dimensions have a natural flow. They seamlessly connect with the garden via anthracite framed bi-fold doors while light tumbles down from a roof lantern enhancing the warm tones of the wood floor. An inset fireplace lends a contemporary focal point, and a supremely well-appointed kitchen has a fantastic central island that cleverly delineates the space. A matching large utility room with French doors to the terrace, and a first class shower room complete the ground floor.

Upstairs an outstanding principal bedroom looks out over the garden from its Juliet balcony, and has a coveted measure of storage within a fitted walk-in dressing room. Three equally impressive double bedrooms proffer the versatility to include a study/home office, and a fabulous family bathroom is resplendent with a wetroom shower and double ended bathtub.

Framed by palms and dappled in shade by a statuesque tree, the discerning brick paved frontage of this Hove home instantly gives a superior first impression and provides plentiful off-road parking. To the rear a south-facing garden is a heavenly oasis. Its broad terrace is a blissful spot for al fresco dining and beneath you fully stocked flowerbeds border an established lawn that leads the way to the tranquillity of a superb summer house with its own terrace.



Don't miss out, call our Sales team
arrange a viewing appointment:

01273 56 77 66

174 Church Road, Hove, BN3 2DJ
hovesales@lextons.co.uk | www.lextons.co.uk





Don't miss out, call our Sales team
arrange a viewing appointment:

01273 56 77 66

174 Church Road, Hove, BN3 2DJ
hovesales@lextons.co.uk | www.lextons.co.uk



/ What the owner says

We have loved living in this part of Hove. The location is great - it's a quick stroll down to the sea front and the house is so close to the shops, a range of good restaurants, the swimming pool and the library.

We have a large grown-up family so when they visit, the open plan living space and kitchen is ideal for entertaining with the patio and south-facing garden becoming an extra room.

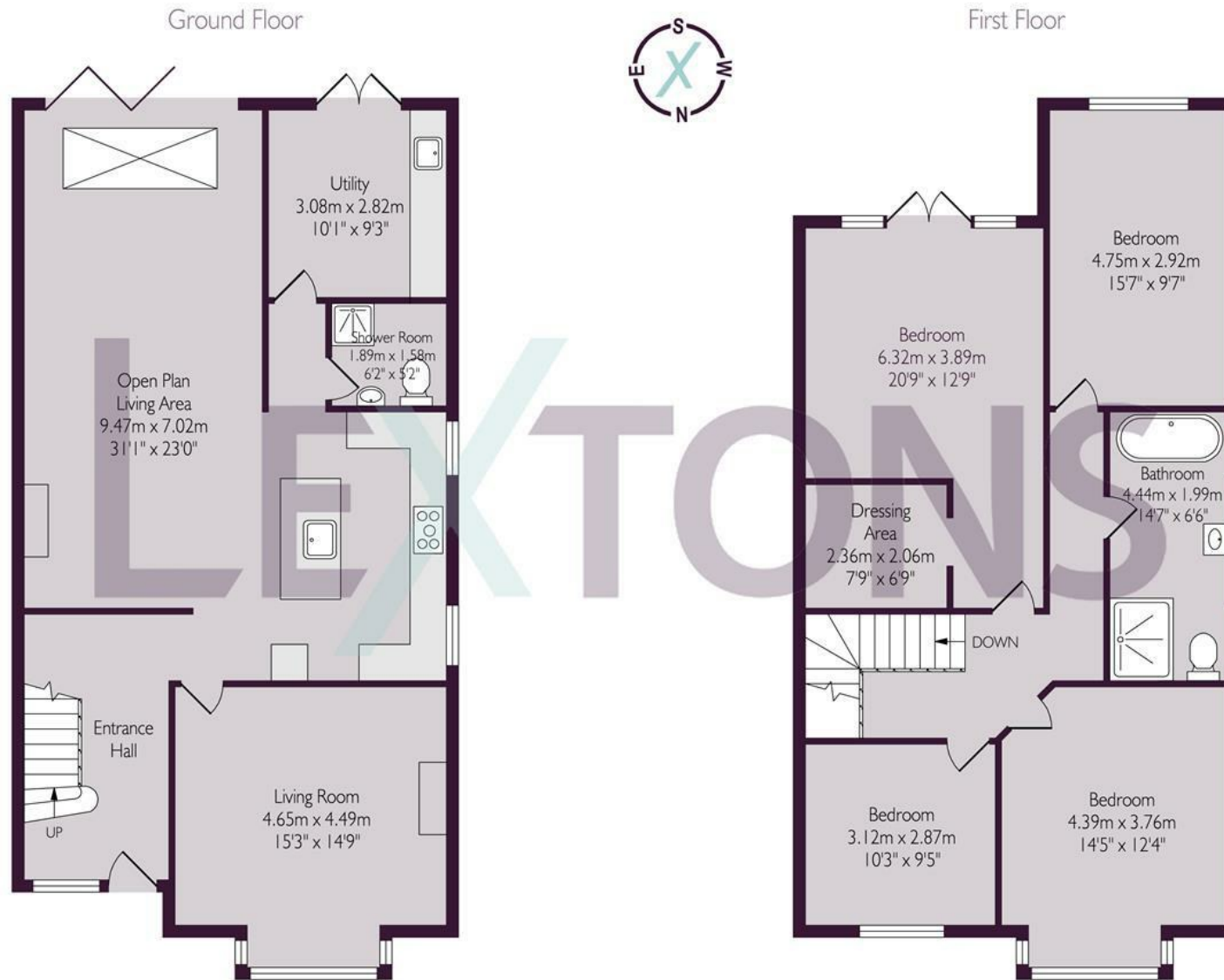


Don't miss out, call our Sales team
arrange a viewing appointment:

01273 56 77 66

174 Church Road, Hove, BN3 2DJ
hovesales@lextons.co.uk | www.lextons.co.uk





Approximate gross internal floor area 252 sq m/ 2712 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Created for Lextons. All rights reserved.