

45 New Church Road

Hove

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About the property

GUIDE PRICE £400,000 - £425,000

A spacious and beautifully bright two double bedroom apartment, positioned on the fourth floor of this well-maintained residential block, enjoying large south-facing windows, a private balcony and far-reaching leafy views towards the sea.

The accommodation is arranged around a welcoming central hallway, leading through to a generously proportioned living and dining room. Flooded with natural light from the large south-facing windows, this impressive reception space offers ample room for both relaxed seating and a dedicated dining area. A side door provides direct access onto the private balcony, perfectly positioned to enjoy the open outlook.

The adjacent kitchen is well appointed and offers excellent worktop space, ample storage and a practical layout. Both double bedrooms are well proportioned, each benefitting from built-in cupboard space and large south-facing windows which create a wonderfully light and airy feel throughout.

A shower room, separate W/C and two spacious hallway cupboards complete the internal accommodation. In addition, the property benefits from a garage located to the rear of the block, offering valuable additional storage.

Set on the highly desirable New Church Road, the apartment is ideally positioned just moments from the seafront, with popular destinations including Rockwater and Babble within easy walking distance. The many amenities of Hove's Church Road are also close by, offering a superb selection of cafés, restaurants, shops and everyday conveniences. Aldrington railway station, providing direct links to London, is also within close walking distance.

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2

BEDROOM

1

RECEPTION

1

BATHROOM

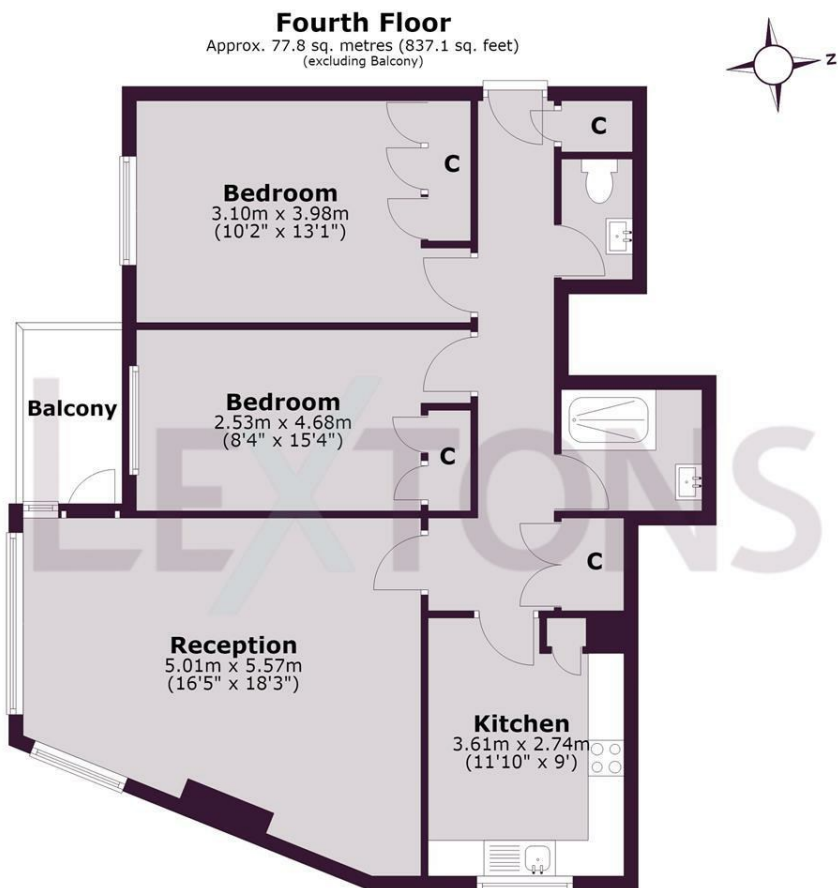








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Total area: approx. 77.8 sq. metres (837.1 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	