



New Church Road

BN3 4BD

mishons

Charming Detached Family Home

New Church Road, Hove

Set behind private gates on the ever-popular New Church Road, this detached home offers both privacy and convenience, complete with a generous driveway.

From the moment you step inside, the house feels naturally bright, warm and welcoming. The ground floor provides excellent proportions, with multiple reception spaces designed for modern family living. At the front, the south-facing living room enjoys sunlight throughout the day, enhanced by a large bay window and beautiful stained-glass features. Across the hallway, a second reception room makes the perfect children's den or occasional guest bedroom – with the added bonus of its own side entrance.

To the rear, the expansive kitchen and dining area forms the heart of the home. The kitchen itself is well-equipped with integrated appliances, generous worktops and storage, while the dining space is ideal for entertaining large numbers. A separate utility room and direct access to the garden make it wonderfully practical for family life. There is also a downstairs W/C for added convenience.

Upstairs, four well-proportioned bedrooms are complemented by two bathrooms. The principal suite overlooks the garden and benefits from its own en-suite.

The rear garden is a real highlight – a fantastic size, perfect for children to play, with sunshine throughout the day. A raised deck catches the evening sun, while a detached outbuilding provides an ideal home office or creative studio.

To the front, double doors reveal an excellent storage facility...ideal for bikes, paddle boards and outdoor equipment.

The location couldn't be better. the beach is just one street away, with the recently opened Hove Beach Park on your doorstep. Wish Park and the independent cafés and shops of Richardson Road are also just around the corner, making this one of Hove's most sought-after residential spots.

 **Guide Price** £1,300,000 – £1,350,000

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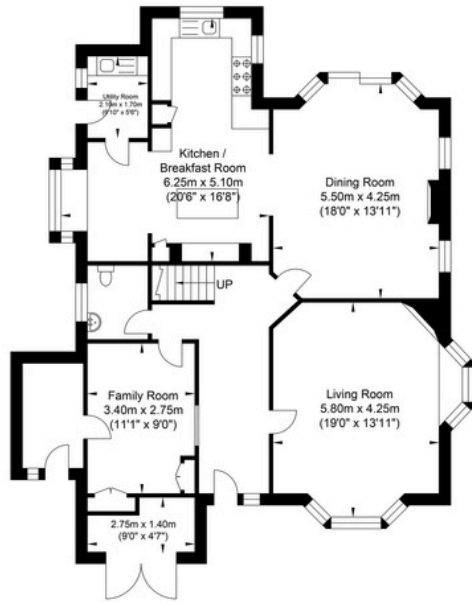




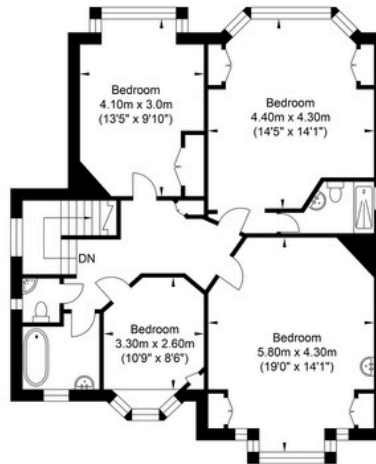
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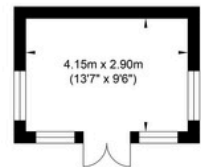
TOTAL FLOOR AREA:
2075 sq. ft. (192.79 sq. m.) approx



Ground Floor
Approximate Floor Area
1185.64 sq ft
(110.15 sq m)



First Floor
Approximate Floor Area
889.52 sq ft
(82.64 sq m)



Outbuilding
Approximate Floor Area
129.48 sq ft
(12.03 sq m)



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Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no faff to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

And never forget, we're here for you at any time.

Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

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2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.



Whatever you're looking for...
We'll help you find it.

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