



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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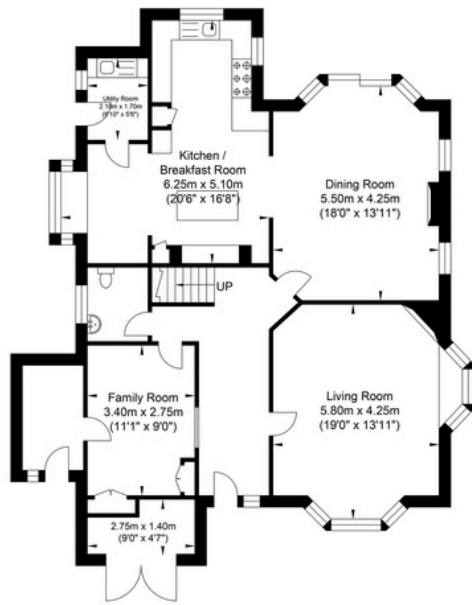


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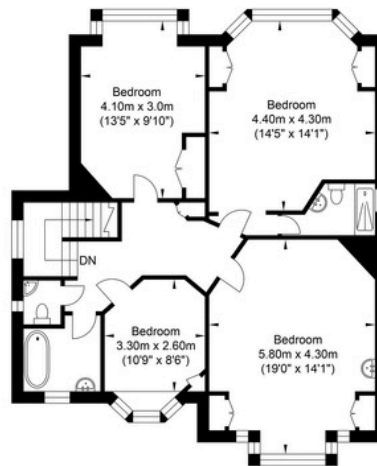


TOTAL FLOOR AREA:

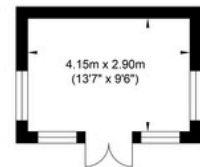
2075 sq. ft. (192.79 sq. m.) approx



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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Professionally designed and printed brochures



Ahead of the game marketing strategies



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Professional photography



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3. All Measurements are approximate.



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