

ELLIOTTS

New Church Road, Hove BN3 4EB

Guide Price £800,000 to £850,000 Freehold



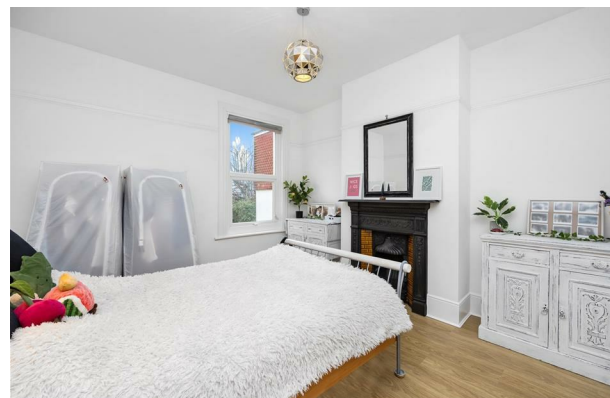


NEW CHURCH ROAD
DENTAL PRACTICE

New Church Road Hove, BN3 4EB

**** GUIDE PRICE £800,000 to £850,000 ****

ELLIOTTS are delighted to offer this PARTICULARLY WELL PRESENTED semi-detached period home, FULL of FEATURES AND CHARACTER, immaculate white themed décor, SPACIOUS accommodation extending to 137 Square Metres/1478 Square Feet, over two floors and ideal for family occupation, and with the added advantage of a SOUTH ASPECT REAR GARDEN, located in the HIGHLY SOUGHT AFTER NEW CHURCH ROAD district of HOVE.



- Semi-Detached Period Home
- South Aspect Rear Garden
- Highly Sought After New Church Road District
- Off Road Parking For Two Cars
- Main Bathroom Plus En-Suite Shower Room
- Full of Features And Character
- Superbly Presented
- 137 Sq Mtrs/ 1478 Sq ft
- Feature Rear Kitchen/Family Room
- Walking Distance Porstlade Station



A lovely period house, which is superbly presented with clean and crisp white themed décor, which is the perfect combination to enhance much of the its original character. Picture rails, coving, fireplace surrounds and staircase bannisters are just some of the original features, and the internal doors have also been stripped back to natural wood.

Accommodation extends to an impressive 137 square metres/1478 square feet over two floors and is ideal for family occupation. with four first floor bedrooms plus main bathroom and additional en-suite shower room to the main.

On the ground floor there are two separate reception rooms with a signature room being the large dual-aspect combined kitchen/family room to the rear, with sitting and dining areas and large full length double doors to rear, facing south and leading out onto the garden.

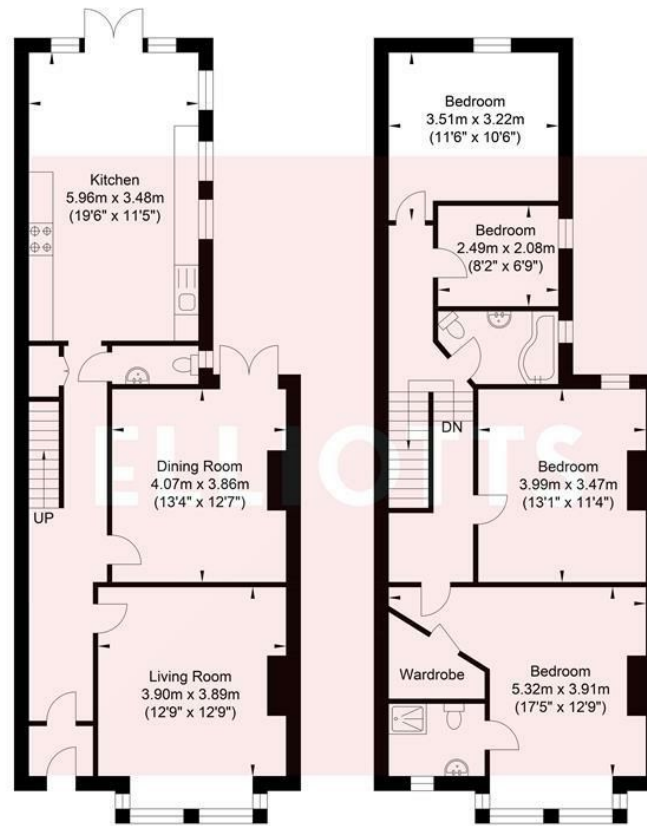
In addition to the south facing rear garden, the front garden has been utilised as off road parking for up to two cars, and there is also a useful covered sideways and gate.





Floorplan

New Church Road



Ground Floor
Approximate Floor Area
739.37 sq ft
(68.69 sq m)

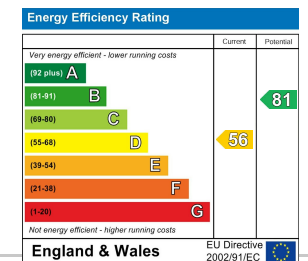
First Floor
Approximate Floor Area
739.37 sq ft
(68.69 sq m)

Approximate Gross Internal Area = 137.38 sq m / 1478.74 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.