

Edward House, New Church Road, Hove

Price £399,950 Share of Freehold

ELLIOTTS



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28 Edward House, New Church Road,

HOVE RN3 4RH

We're delighted to offer for sale this highly sought-after and well-managed block on New Church Road located on the sixth-floor (top floor) of this popular purpose built block. The apartment boasts stunning panoramic views of the sea, coast, and rooftops.

The property is being offered for sale with a share of freehold, providing a sense of ownership and stability. Furthermore, there is no onward chain, making the buying process smoother and more straightforward for prospective buyers.

Overall, this sixth-floor apartment presents a rare opportunity to own a spacious and well-positioned property with breath-taking views, ample storage, an allocated parking space, and the added benefits of share of freehold and no onward chain.



- **Superb Sea Views**
- **South Facing Balcony**
- **Share of Freehold**
- **Top Floor Apartment**
- **Two Double Bedrooms**

- **77 Sq.Mt / 829 Sq.Ft**
- **Allocated Parking Space (No.5)**
- **No Ongoing Chain**
- **Good Size Lounge**
- **Popular Purpose Built Block**



Accommodation includes a spacious living room, located at the far end of the apartment, provides enough space for a dining table and chairs. It also has access to a south-facing balcony that offers stunning panoramic views of the sea and coast. These breath-taking views can also be enjoyed from the kitchen and both bedrooms.

The kitchen features a range of wall and base units with a laminate work surface and original retro tiled splashback. There is enough space in the kitchen for a breakfast table and chairs. It includes an inset stainless steel sink and drainer, as well as room for a freestanding gas cooker, undercounter fridge, and washing machine. Additionally, there is larder storage and a wall-mounted boiler in the kitchen.

Both bedrooms are spacious double rooms with a bright southern aspect. The apartment includes a bathroom with a sink, built-in storage, and a panel-enclosed bath with a shower over it. Adjacent to the bathroom is a separate toilet, which features a low-level W.C. and a wall-mounted sink.

The apartment is located on New Church Road, a highly desirable area known for its strong sense of community. Richardson Road, which is just a street away, features a local parade of shops where residents can find a variety of businesses including Drury's Coffee shop which is very popular with all the locals. This convenient proximity allows residents to easily access their everyday needs and enjoy the convenience of local amenities.

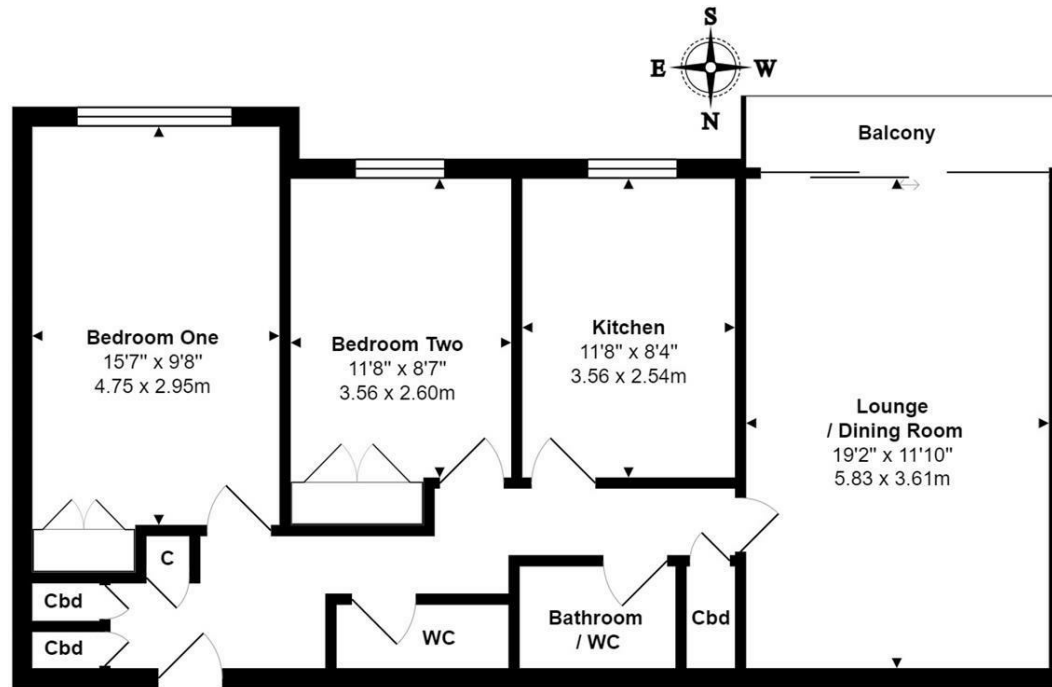
For a wider range of shopping options, Church Road, Portland Road, and George Street are nearby and offer comprehensive shopping facilities.

Transportation is also convenient in the area, as regular bus services are available, offering easy access to the city centre, Hove mainline railway station, and Sussex County cricket ground. This makes commuting and traveling around the area hassle-free. The apartment's location is particularly advantageous for beach lovers, as it is only one road away from the seafront.





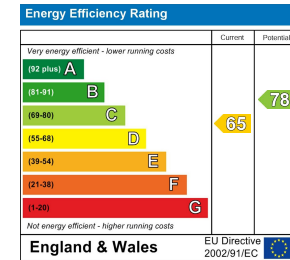
Floorplan



Total Area: 829 ft² ... 77.0 m²

All measurements are approximate and for display purposes only

Energy Performance Graph



Viewing

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

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.

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