



6 Derek House, New Church Road, Hove, BN3 4BF

**Spencer  
& Leigh**



6 Derek House, New Church Road,  
Hove, BN3 4BF

£1,300 PCM -

- Partially refurbished ground floor apartment
- Two double bedrooms
- Bay fronted lounge/dining room with triple aspect
- Newly fitted & tiled modern bathroom
- Recently redecorated & re-carpeted
- Private south facing balcony overlooking communal gardens
- Allocated parking space & visitor parking
- GCH, Double glazed windows & entry phone system
- Available immediately, unfurnished
- Excellent sought after central Hove location

STUNNING NEWLY DECORATED GROUND FLOOR APARTMENT WITH BALCONY & PARKING - MUST BE SEEN TO APPRECIATE !!! This SPACIOUS two bedroom apartment is located on the ground floor of this sought after purpose built block and has a pleasant SOUTHERLY VIEW of the communal garden. Having been RECENTLY updated, the bright and airy interior has been redecorated in a neutral colour scheme and features a NEWLY FITTED & TILED MODERN BATHROOM SUITE together with new floor coverings. We were impressed by the larger than usual bay fronted lounge dining room which has a TRIPLE ASPECT and access to the PRIVATE BALCONY. The kitchen has the benefit of an integrated oven and hob with space for other appliances. The bathroom features a white suite with a bath and fitted shower over bath. There is AMPLE STORAGE SPACE throughout the apartment together with GAS FIRED CENTRAL HEATING, double glazed windows and a SECURITY DOOR ENTRY PHONE SYSTEM. The icing on the cake is the availability of HIGH SPEED FIBER BROADBAND provided by Virgin media. Conveniently, the apartment has an ALLOCATED OFF ROAD PARKING SPACE (number 20) located in a private car park to the rear of the block. The seafront and Church Road with it's many shops, cafe's and bars are located within walking distance. Viewing is highly recommended.



Entrance hall

Living room  
18'8 x 16'7

Kitchen  
10'7 x 8'6

Bedroom one  
16'7 x 9'7

Bedroom two  
16'7 x 8'4

Bathroom  
6'10 x 5'1

Separate W.C

Balcony  
10'4 x 5'3



Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)

Council:-  
Council Tax Band:-

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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