



New Church Road, Hove, BN3 4EE
Asking Price £270,000

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Ground floor apartment with south-facing living room, close to amenities, transport links, and the beautiful Hove Lagoon & Seafront.

Charming One Bedroom Apartment in New Church Road, Hove
Are you looking for an inviting home or a great investment opportunity in a sought-after location? Look no further! We are pleased to present this delightful One bedroom ground floor apartment situated in the favoured New Church Road area of Hove. This property offers a comfortable living space and is perfectly suited for first-time buyers or those seeking a fantastic investment opportunity. Don't miss out on this gem - book your viewing today!

Upon entering the apartment, you will be greeted by a bright and inviting south-facing living room. Bathed in natural light, this space offers a warm and welcoming ambiance, making it an ideal spot to relax and unwind after a long day. The neutral decor provides a blank canvas for you to express your personal style and create a homely atmosphere.

Adjacent to the living room is the well-appointed kitchen, equipped with modern appliances and ample storage space. Prepare delightful meals or entertain guests in this functional space opening to the living room.

This property boasts a generously sized bedroom, offering a peaceful sanctuary for a good night's sleep. The neutral tones and comfortable layout create a tranquil atmosphere, allowing you to unwind and recharge. The bathroom, is complete with a bathtub and shower over, sink, and toilet. The clean and contemporary design ensures that every visit to the bathroom is a rejuvenating experience.

Another bonus is the communal garden to the rear of the building.

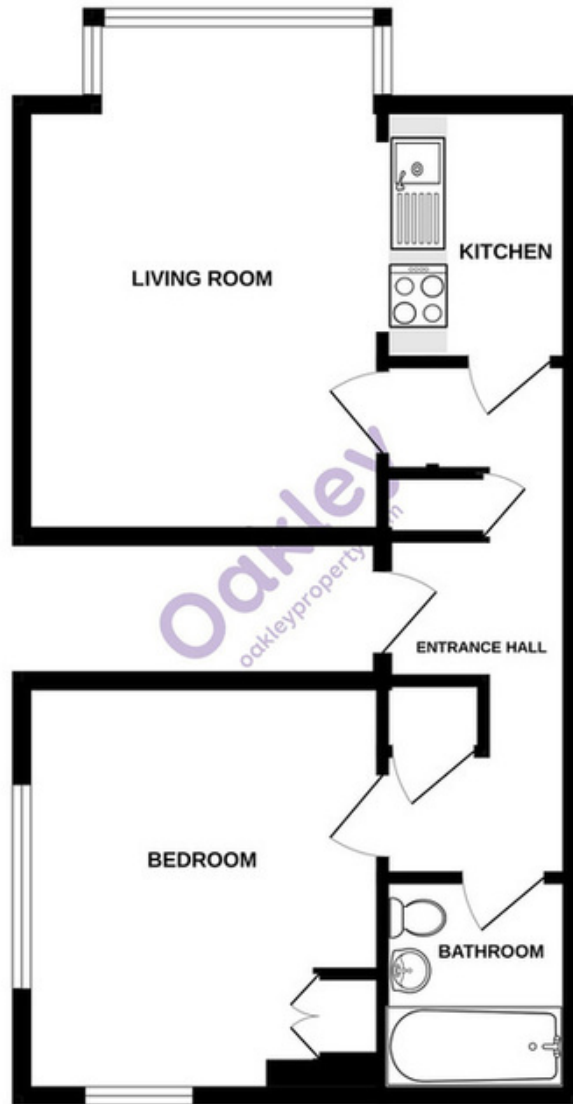
Location-wise, this apartment truly shines. Situated close to the mainline railway station, commuting to work or exploring neighbouring cities is a breeze. Additionally, the property is conveniently located near local shopping facilities in Boundary Road, providing easy access to everyday amenities. Take a leisurely stroll and immerse yourself in the vibrant community atmosphere.

For those who enjoy outdoor activities, Hove Lagoon and the captivating seafront are within a mile of the property. Spend your weekends basking in the sun, or indulging in a refreshing swim. Living in this apartment gives you the unique opportunity to embrace the beauty of nature while still being close to the hustle and bustle of city life.

At present, this apartment is let under the terms of an assured shorthold tenancy, making it an appealing investment opportunity for discerning buyers. With high demand for rental properties in this desirable area, you can enjoy a steady stream of rental income while watching your investment grow.



GROUND FLOOR



TOTAL FLOOR AREA : 459sq.ft. (42.7 sq.m.) approx.
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Agents Notes

Tenure Share of Freehold
 948 Years Remaining On The Lease
 Building insurance contribution- £480 approx per annum
 Service Charge-One 5th of the overall cost ad hoc
 Ground Rent N/A
 Council Tax Band A

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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