



New Church Road, Hove, East Sussex

ASKING PRICE: £200,000





## Flat 1

Cowdray Lodge, New Church Road, Hove

Located in the sought-after New Church Road area, moments from Hove Seafront; a ONE BEDROOM, GROUND FLOOR APARTMENT in an attractive PERIOD BUILDING. Sold with NO ONWARD CHAIN.

Set on the ground floor of an attractive period building, this bright and welcoming apartment offers a well-balanced layout and plenty of natural light. The open-plan lounge and kitchen benefit from high ceilings and a tall, decorative bay window that creates a spacious and airy feel. The double bedroom provides comfortable accommodation, while the bathroom includes a shower over the bath for added convenience. This apartment is ideal for anyone seeking a well-proportioned home in a desirable location.



### THE LOCAL AREA

The location is a key highlight. Sitting between the seafront and the bustling cafe culture of Richardson Road, Church Road, and George Street, there is an abundance of outdoor facilities right on your doorstep.





The regeneration of Hove seafront includes new tennis and padel courts, and Yellow Wave beach volleyball courts and café, almost directly opposite, together with Hove Bowling Club and its new clubhouse. Popular beachfront venue, Rockwater, and newly opened Babble offer a range of food and drink options, while Hove Lagoon, with its wide array of watersports, a new skate park, a children's play area, and a Big Beach Café, is a short and pleasant walk.

### **FURTHER INFORMATION**

New Church Road is located in parking zone R and is in Council Tax Band A, which is charged at £1,637.19 for 2025/2026.

EPC rating - D. Council Tax - A

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website  
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.  
Parking - R

### **TENURE & OUTGOINGS**

Tenure: Leasehold

Unexpired term on lease - 944 years

Service Charge - TBC

Ground Rent - TBC

This information has been provided by the seller. Please obtain verification via your legal representative.



All measurements are approximate and for display purposes only.





## Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.