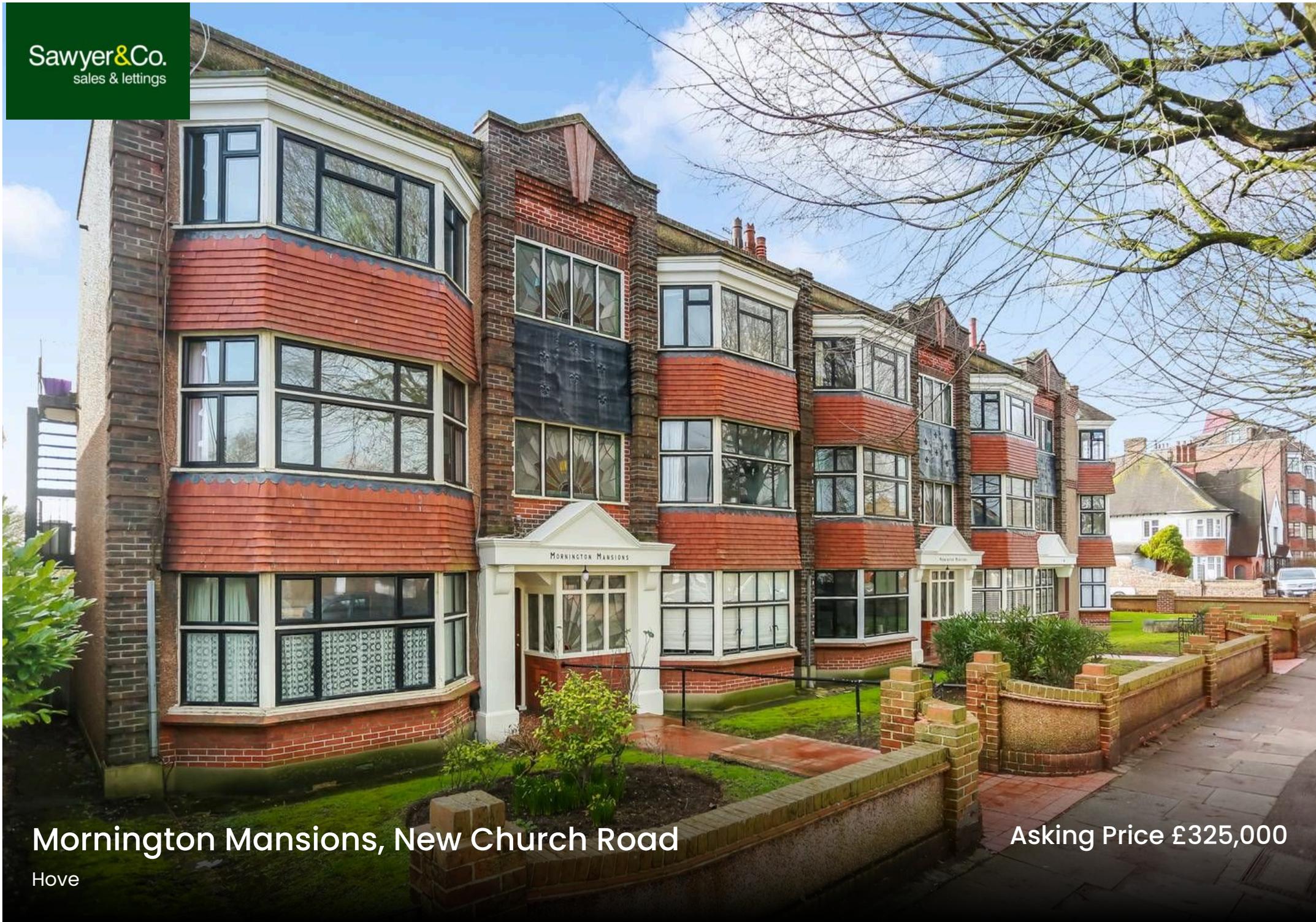


Mornington Mansions, New Church Road

Asking Price £325,000

Hove





Located in the sought-after New Church Road area, moments from Hove Seafront; a SPACIOUS TWO BEDROOM, GROUND FLOOR APARTMENT with a PATIO GARDEN and access to COMMUNAL GARDENS. Sold with NO ONWARD CHAIN.

Set back from the road, this ground-floor apartment forms part of a distinctive 1930s purpose-built block. The property is well laid out, with all rooms accessed from the entrance hallway.

To the front is a generous lounge with a striking canted bay window and fireplace, while a separate fitted kitchen sits just behind. Both bedrooms are positioned to the rear, one offering excellent fitted storage, and the larger bedroom enjoying direct access to a patio garden. A well-proportioned shower room completes the accommodation.

Outside, the patio leads directly onto a large communal garden.

The Local Area

Sitting between the seafront and the bustling cafe culture of Richardson Road, 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.

Perfectly situated on New Church Road, Mornington Mansions is only a short walk to Portslade train station with its convenient mainline routes to London and Gatwick airport.

Nearby, Boundary Road and Portland Road offer a wide variety of shops, bars and cafes and there are regular bus services into the bustling cafe culture of Hove's Church Road, onto the centre of Brighton

Further Information

New Church Road is located in parking zone W and is in Council Tax Band B, which is charged at £1,910.06 for 2025/2026.

EPC rating - TBC/ Council Tax - B/ Parking Zone - W

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.

TENURE & OUTGOINGS

Tenure: Leasehold

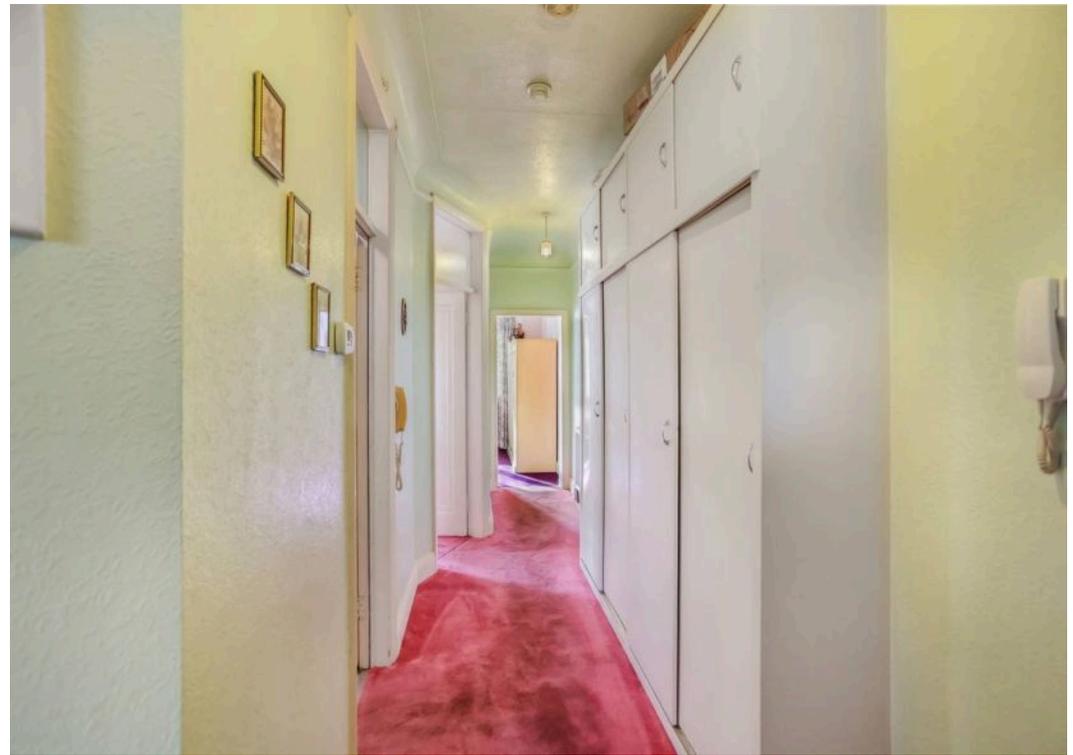
Unexpired term on lease - 71 years

Service Charge - TBC

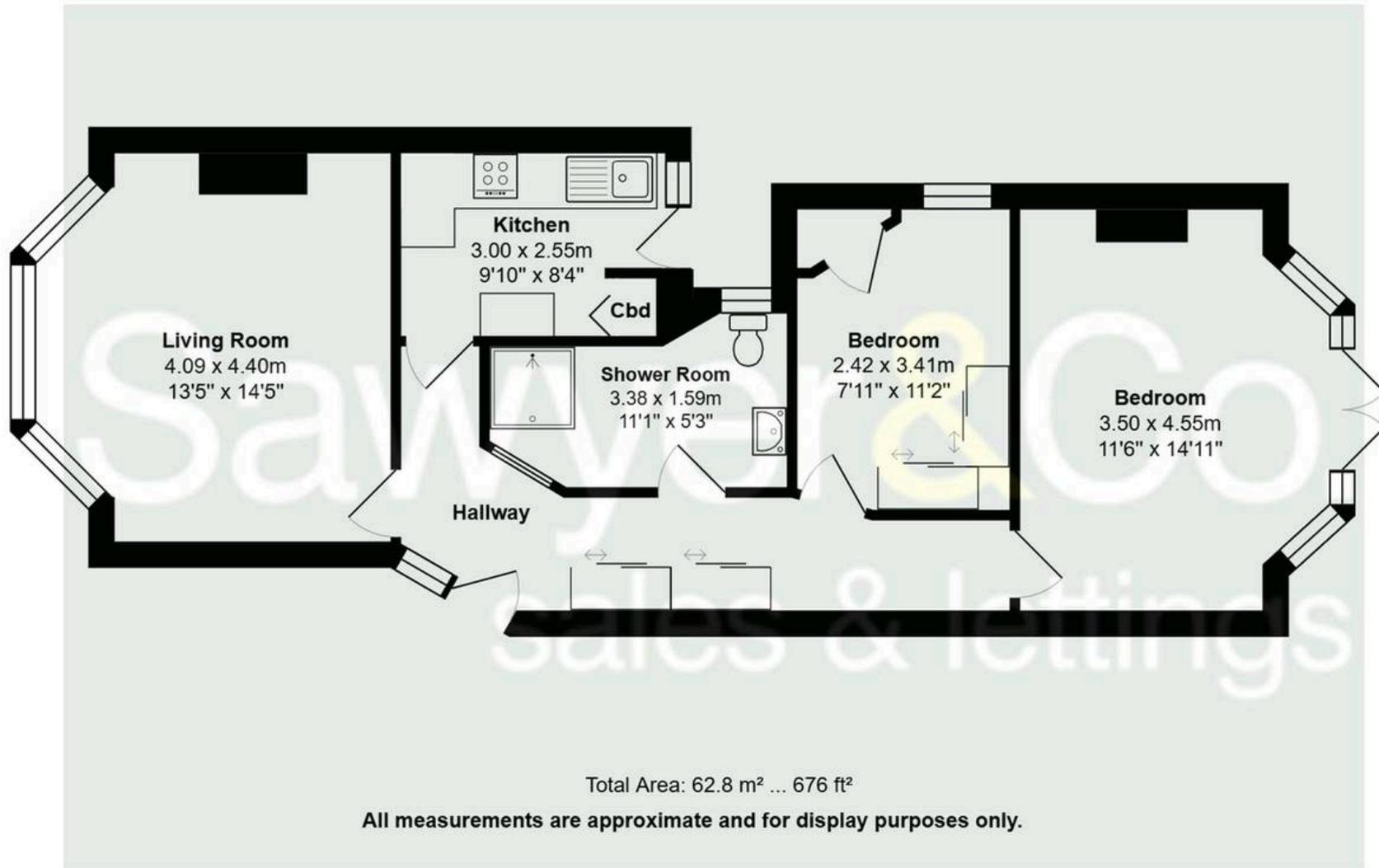
Ground Rent: TBC

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











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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.