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austin gray



**First Floor Flat 106 New Church Road**  
Hove, BN3 4JB  
**Price Guide £400,000**



## First Floor Flat 106 New Church Road

New Church Road is a residential road in Hove, known for its calm, neighbourhood feel while remaining well connected to the wider city. Sitting within a popular residential area, characterised by attractive period homes and well-kept surroundings, making it appealing to families and professionals. The location benefits from easy access to local shops, cafés, and everyday amenities, with green open spaces close by for walks and outdoor activities. Transport links are convenient, offering straightforward routes into central Hove, Brighton city centre, and beyond, whether by bus, road, or nearby rail connections.



- Guide Price £400,000 - £425,000
- First Floor Flat Measuring 95 sq.mtrs / 1031 sq.ft
- Two Double Bedrooms
- Spacious Dual Aspect Lounge
- Separate Dining Room
- Fitted Kitchen with Integrated Appliances
- En-Suite Facilities
- OFF ROAD CAR PARKING SPACE
- DG & GCH, Loft Space
- New 999 Year Lease Epc Rating C





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Accessed via a communal entrance hall, stairs rise to a split-level first-floor landing. The property offers two generous double bedrooms, both benefiting from fitted wardrobes. The principal bedroom features en-suite facilities, while the second bedroom includes its own shower and wash basin.

A spacious dual aspect lounge with a juliet balcony flows through to a separate south facing dining room, creating an excellent entertaining space. The well-appointed kitchen is fitted with a comprehensive range of integrated appliances, and there is also a convenient cloakroom.

We understand that the new lease will include the loft space, accessed via a folding wooden ladder.

Externally, the property benefits from a single off road parking space fronting New Church Road. Offered for sale with no onward chain and a new lease.

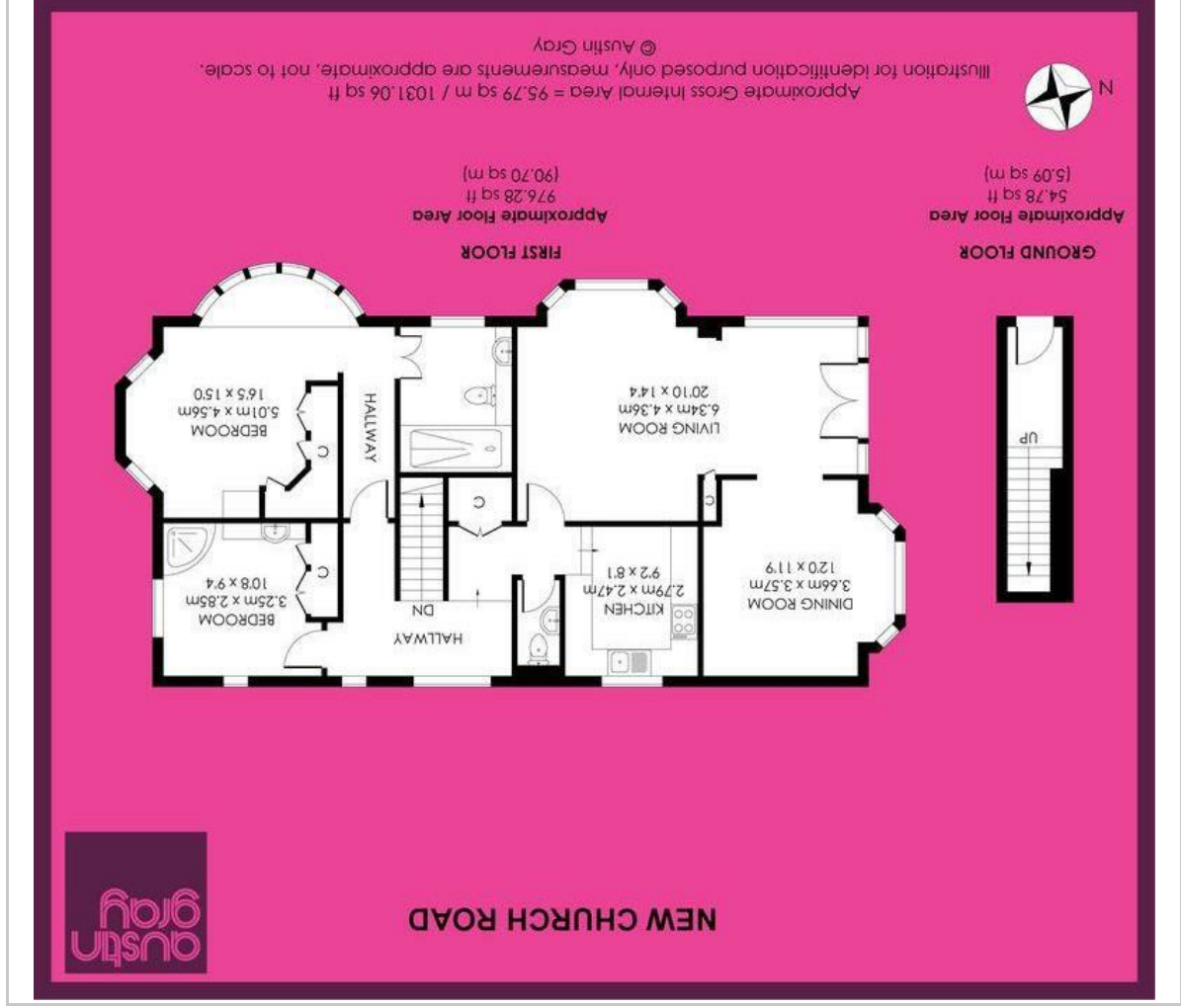
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.

## Viewing



Floor Plan

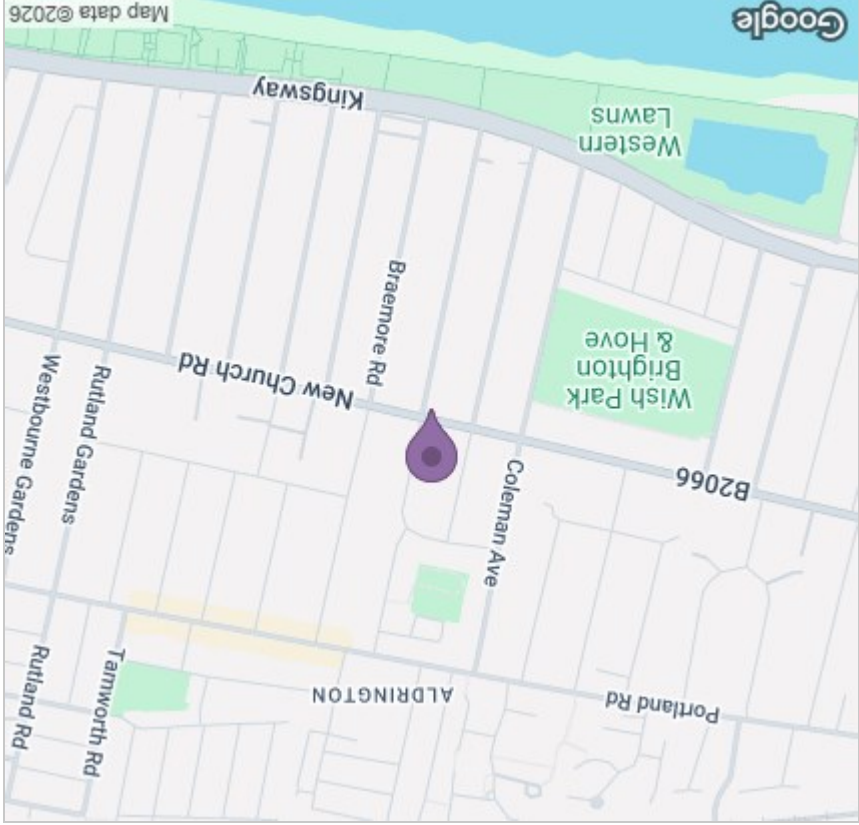
Energy Efficiency Rating	
Current	Potential
72	75

**Energy Efficiency Rating**

Very energy efficient - lower running costs (A, B, C)  
 Energy efficient - lower running costs (D, E, F, G)  
 Not energy efficient - higher running costs (G)

EU Directive 2002/91/EC  
 England & Wales

Energy Efficiency Graph



Area Map