

austin gray

Flat 1, 249 New Church Road

Hove, BN3 4EE

Price Guide £300,000

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Flat 1, 249 New Church Road

A beautifully presented and thoughtfully improved two-bedroom garden flat, occupying the ground and lower ground floors of this attractive period property on New Church Road. The current owner has created a wonderfully stylish and practical home, retaining many of the building's original features while introducing a modern finish throughout.

The accommodation is centred around a particularly impressive open-plan kitchen/living/dining room, with high ceilings, excellent natural light and attractive wooden flooring creating a bright and welcoming space. The kitchen is well equipped and flows naturally into the generous reception area, making this an ideal room for both everyday living and entertaining.

The main bedroom is a good-sized double with further bedroom accommodation on the lower ground floor. The additional room has been created by the current owner and provides excellent flexibility as a guest bedroom, home office, hobbies room or cinema room, depending on the buyer's requirements.

A newly fitted bathroom adds to the sense of quality, while wooden flooring continues throughout much of the property and the high ceilings give the accommodation a lovely feeling of space.















To the front is a reasonable-sized private garden, offering an attractive outdoor space which is particularly useful for relaxing, entertaining or enjoying a morning coffee.

The property is offered with a Share of Freehold, with approximately 998 years remaining on the lease, and benefits from an ad hoc service charge arrangement, property will be sold chain free.

New Church Road is ideally positioned for access to the seafront and beach, while Portslade Station is within easy reach, providing convenient rail connections towards Brighton, Hove and London. The surrounding area also offers a good selection of shops, cafés and amenities.

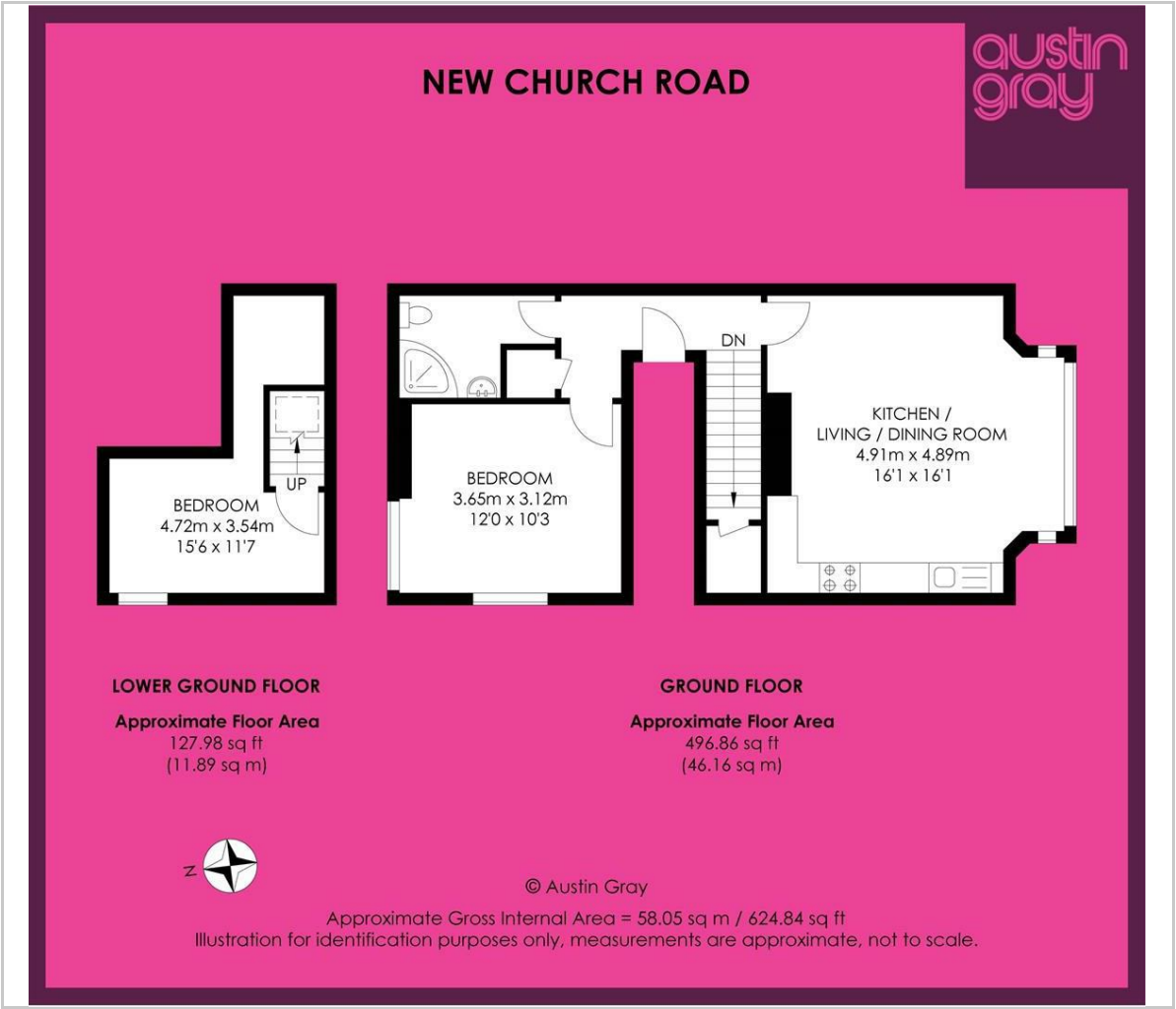
EPC rating: C
Tenure: Share of Freehold 998 years remaining
Maintenance charges: Ad Hoc Maintenance
Council Tax Band: A
Parking zone: W



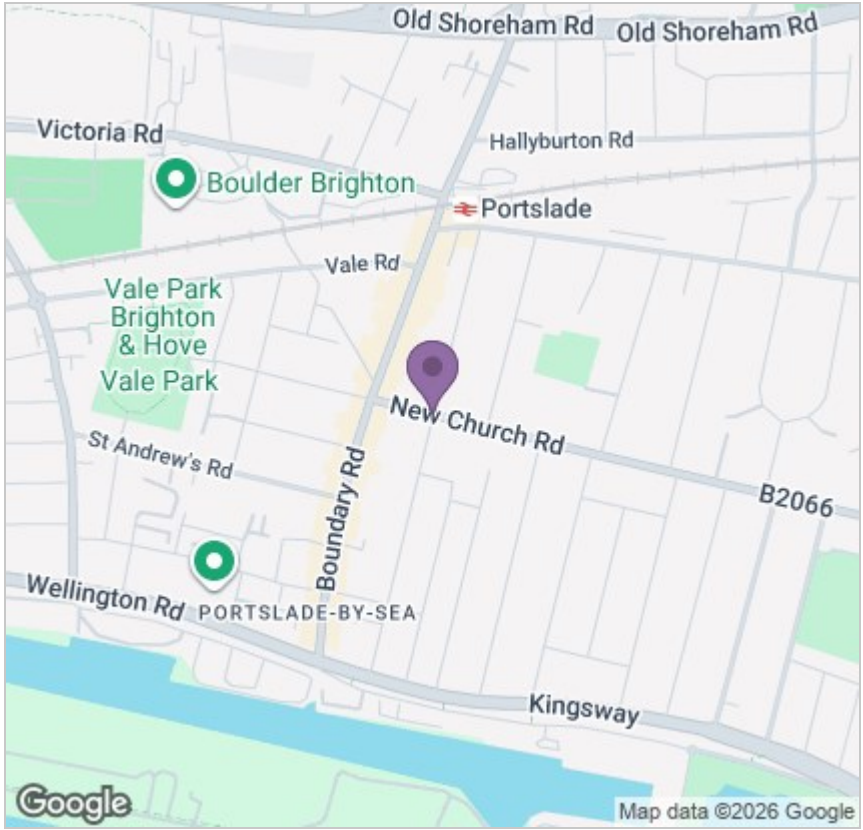




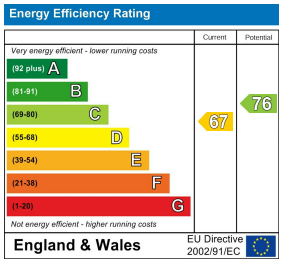
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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.

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