



- **Converted Edwardian Garden Flat**
- **Large South Facing Lounge**
- **Long Lease 166 Years Left Remaining**
- **0.4 Miles From Mainline Railway Station**
- **Original Features**
- **Front & Rear Mature Gardens**
- **Two Bedrooms**
- **0.3 Miles From Hove Seafront**
- **Good Size Kitchen With Side Access**
- **Highly Sought After Location**

## **New Church Road, Hove**

**Price: £375,000 Leasehold**



Total Area: 72.9 m<sup>2</sup> ... 785 ft<sup>2</sup> (excluding store, communal)

All measurements are approximate and for display purposes only

Cox & Co are pleased to bring this superb, two-bedroom converted ground floor Edwardian Garden flat to the market. The property was built in c1912, and the flat was converted in 1970. The property renewed its lease to 199 years in 1990, meaning it still has 166 years left to remain.

As you enter the property via the communal hallway (shared with only the other flat on the first floor), you walk straight into the hallway of the flat, which has excellent understairs storage, the large south-facing lounge immediately to your left, which has a wealth of original features including a lovely large, recessed fireplace with two stained glass windows inset into each side. A beautiful large bay window overlooks this superb mature front garden that the current owner has lovingly created for over twenty years.

You then have a good-sized kitchen with another door to the outside passageway and rear garden. In the main double bedroom, you have direct views and access to the lovely mature rear garden via large original-style door. There is also a good-sized single bedroom and an internal bathroom suite. The gas central heating was also recently updated to a pressurised system.

Outside there is a good size private garden/patio, which lies in juxtaposition with the first-floor flat rear garden, with a greenhouse and various flower and shrub borders.

For viewing, please get in touch with Cox & Co

