

Semi Detached House

Coming Soon

Cox & Co are pleased to be bringing a new property to the market call now to arrange a viewing.

01273 009966

- **Coming Soon - Spacious Semi Detached House**
- **South Facing Garden**
- **Off Road Parking**
- **No Chain**
- **In Need Of Complete Modernisation**
- **Double Length Garage**
- **Great Location**
- **Close To Mainline Train Station**

New Church Road, Hove

Price: £750,000 Freehold



A rare opportunity to acquire this generously proportioned three-bedroom semi-detached family home, occupying a highly sought-after position on New Church Road in Hove. Offering excellent floor space throughout and tremendous scope for improvement, this property presents the perfect opportunity for buyers looking to create a bespoke home to their own specification. The property is offered with no forward chain.

Upon entering, you are welcomed by a spacious entrance hallway that immediately conveys the scale and potential of the accommodation. A convenient down stairs w/c is accessed from the main hallway. To the right, an impressive open-plan living and dining room provides fantastic proportions for both everyday family living and entertaining. To the left, the kitchen offers ample workspace and storage, with direct access to the substantial double-length garage.

Leading from the dining area is a conservatory overlooking the attractive south-facing rear garden, providing an ideal space to relax while enjoying plenty of natural light throughout the day.

The first floor comprises two exceptionally spacious double bedrooms, alongside a further generous third double bedroom. A family bathroom completes the upstairs accommodation.

Externally, the property benefits from off-road parking to the front and a double-length garage, offering excellent storage, workshop potential, or further opportunities subject to the necessary consents. The south-facing rear garden provides a wonderful outdoor space with scope for landscaping and enhancement.

Living in West Hove means more than just a great home. Enjoy weekend walks along the promenade, coffee at one of the many independent cafés, and top-rated schools just a short stroll away. With Brighton city centre close by and London just over an hour away by train.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	