



ESTATE AGENTS & VALUERS

61 Boundary Road  
Hove  
Sussex  
BN3 5TD

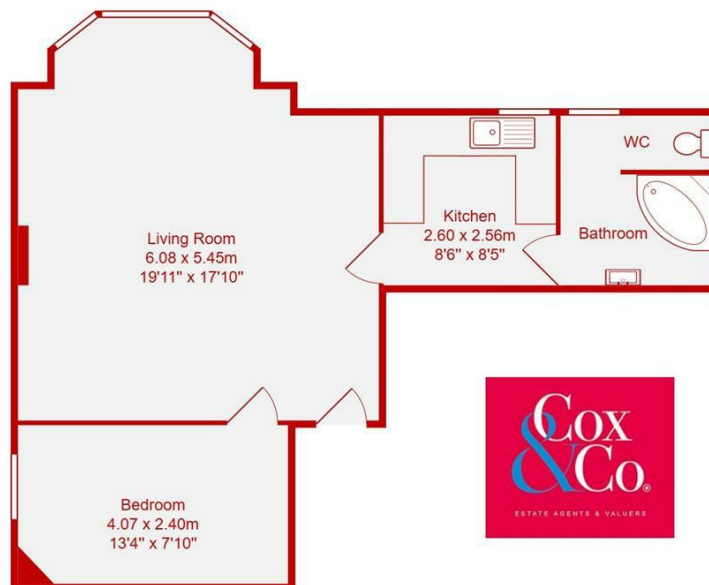
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- Spacious First Floor Apartment
- Central Hove
- Period Features
- Walking Distance To Hove Station
- No Chain
- Share Of Freehold
- Large Living Room
- Long Lease
- Well Managed Building
- Walking Distance To The Sea

## The Drive, Hove

Price: £260,000 Leasehold - Share of Freehold



**Total Area: 52.0 m<sup>2</sup> ... 559 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

Located on The Drive in the heart of Hove, this generously proportioned one-bedroom apartment presents a fantastic opportunity for buyers looking to put their own stamp on a characterful home.

Positioned on the first floor of a well-maintained building, the property opens into a truly impressive living space. With high ceilings, a beautiful large bay window, and excellent natural light, this room offers superb flexibility for both relaxing and entertaining. Whether you're looking to create an open-plan haven or maintain separate zones for lounging and dining, the space can be easily adapted to suit your lifestyle.

Just off the lounge, the separate kitchen provides a functional area with scope for renovation. To the rear of the apartment, you'll find a substantial bathroom featuring a full-sized bath, WC, and washbasin ready for updating to your personal taste.

The double bedroom, also accessed from the living room, is generously sized and comfortably fits a double bed with additional furnishings.

This apartment benefits from a share in the freehold and a long lease. The building is professionally managed and has recently undergone significant improvements, including a new main roof – giving peace of mind for future owners.

Offered with no onward chain, this property is ideal for first-time buyers, downsizers, or investors looking to add value in a sought-after location.

With Hove Station, the seafront, cafes, restaurants, and all local amenities just a short stroll away, this is a rare chance to acquire a spacious home in one of Hove's most desirable locations.

Share of freehold  
Service Charge: £1026.09 Per half year  
Lease Length: 988 Years

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC