



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

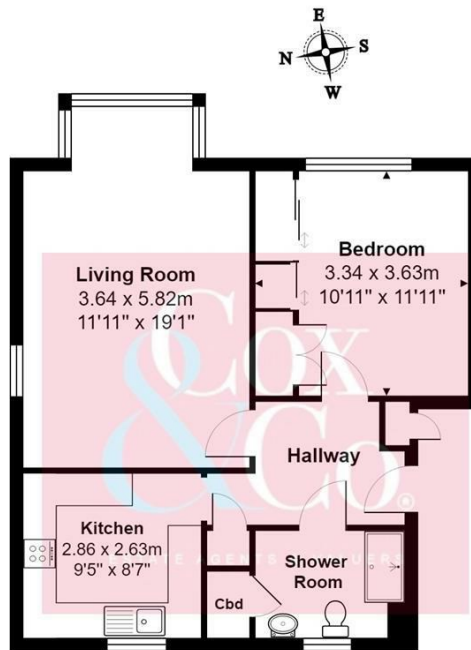
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- Ground Floor One Bedroom Apartment
- Long Lease - Share OF Freehold
- Modern Kitchen
- Well Presented Throughout
- Permit For Allocated Parking Space
- Communal Garden
- 0.4 From Hove Mainline Station
- 0.6 Miles From Hove Seafront

The Drive, Hove

Price: £290,000 Leasehold - Share of Freehold



Total Area: 50.8 m² ... 547 ft²

All measurements are approximate and for display purposes only

Cox & Co are pleased to offer this well-presented ground floor one bedroom apartment ideally located on The Drive in Hove. Set within a building that is positioned back from the main road, the apartment is accessed from the rear, offering a peaceful setting while still enjoying the convenience of this central and highly sought-after location.

The property opens into a welcoming hallway with practical space for coats and shoes, creating a tidy and functional entrance.

The living room is located at the rear of the apartment, providing generous proportions and attractive views over the communal gardens. This bright and comfortable space offers plenty of room for both lounge and dining furniture, making it perfect for everyday living and entertaining.

Positioned towards the front, the modern kitchen is well designed with ample worktop space and a range of storage units, offering both style and practicality.

The spacious double bedroom sits quietly at the rear of the property, again overlooking the communal gardens and enjoying a calm and private outlook. Opposite the bedroom is a contemporary shower room, fitted with a walk-in shower, WC, wash basin and a useful storage cupboard.

The apartment is located within easy reach of both Hove mainline railway station and Hove seafront, as well as being moments from a range of shopping facilities, coffee shops, bars and restaurants on Church Road.

The apartment also benefits from a permit for an allocated parking space right outside the apartment.

Lease - 945 Years Remaining

Share Of Freehold

Service Charge - £ TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC