



## FLAT 4, 65 THE UPPER DRIVE HOVE, BN3 6NA

£425,000  
SHARE OF FREEHOLD

A rare opportunity to buy a gorgeous first-floor apartment with garage!! This is wonderfully light and brilliantly spacious property it an ideal home for first-time buyers or a promising investment property. The main bedroom boasts 15'1" x 13'11" of space and includes fitted wardrobes and the second double bedroom is a good size and can accommodate free standing storage. There's a family bathroom with a separate bath and shower, and a generously sized modern kitchen with space for dining/ entertaining. There is access to a lovely west facing shared courtyard garden- the perfect spot for enjoying summer sunshine.

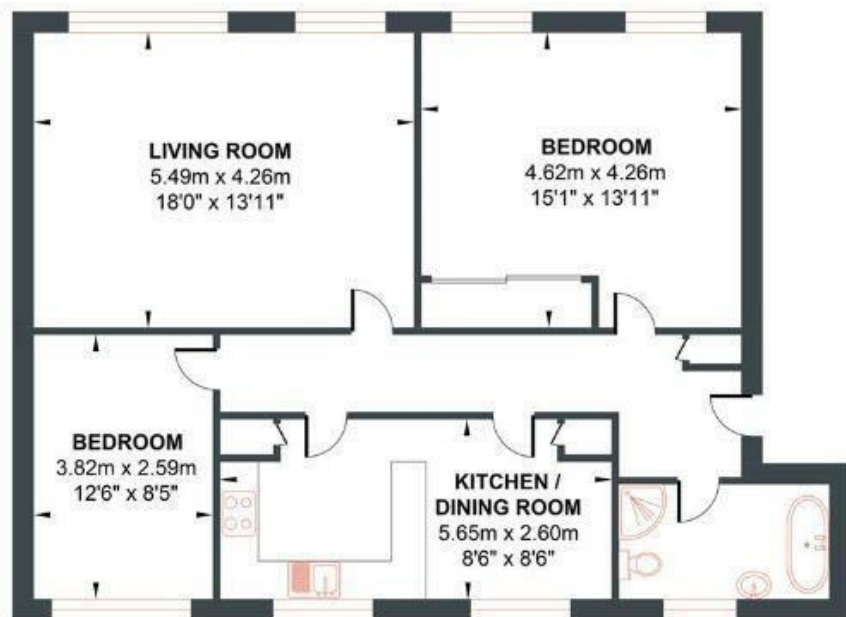
This popular location is perfect to access all the city has to offer being within easy reach of popular parks, shops, cafes and restaurants in almost every direction. Hove seafront is close by whilst Hove mainline station is moments away offering regular and direct links to London. A27 and A23 are also within easy access by car.

**Nicholas  
James**

SALES LETTINGS AUCTIONS

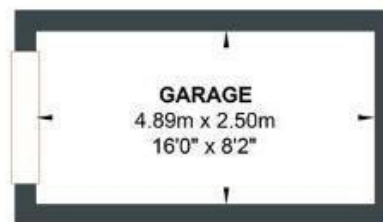






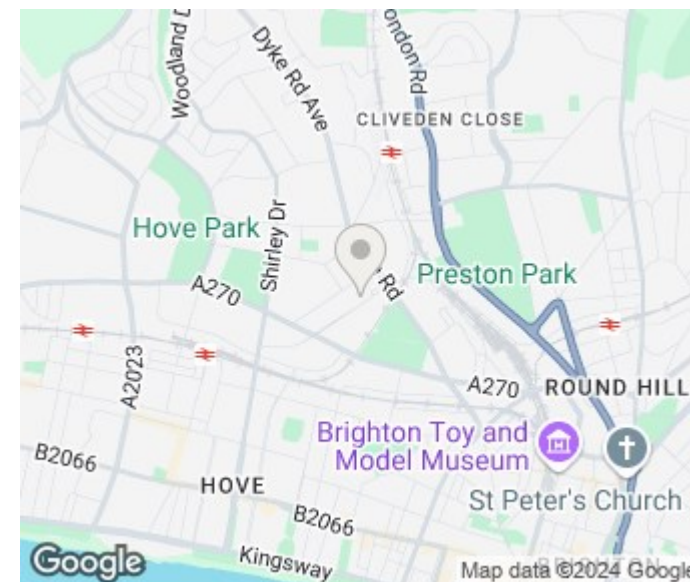
FIRST FLOOR

**Approximate Floor Area**  
921.71 sq ft  
(85.63 sq m)



GARAGE

**Approximate Floor Area**  
131.53 sq ft  
(12.22 sq m)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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