



## 1, 17 THE UPPER DRIVE HOVE, BN3 6GR

£1,800 PCM

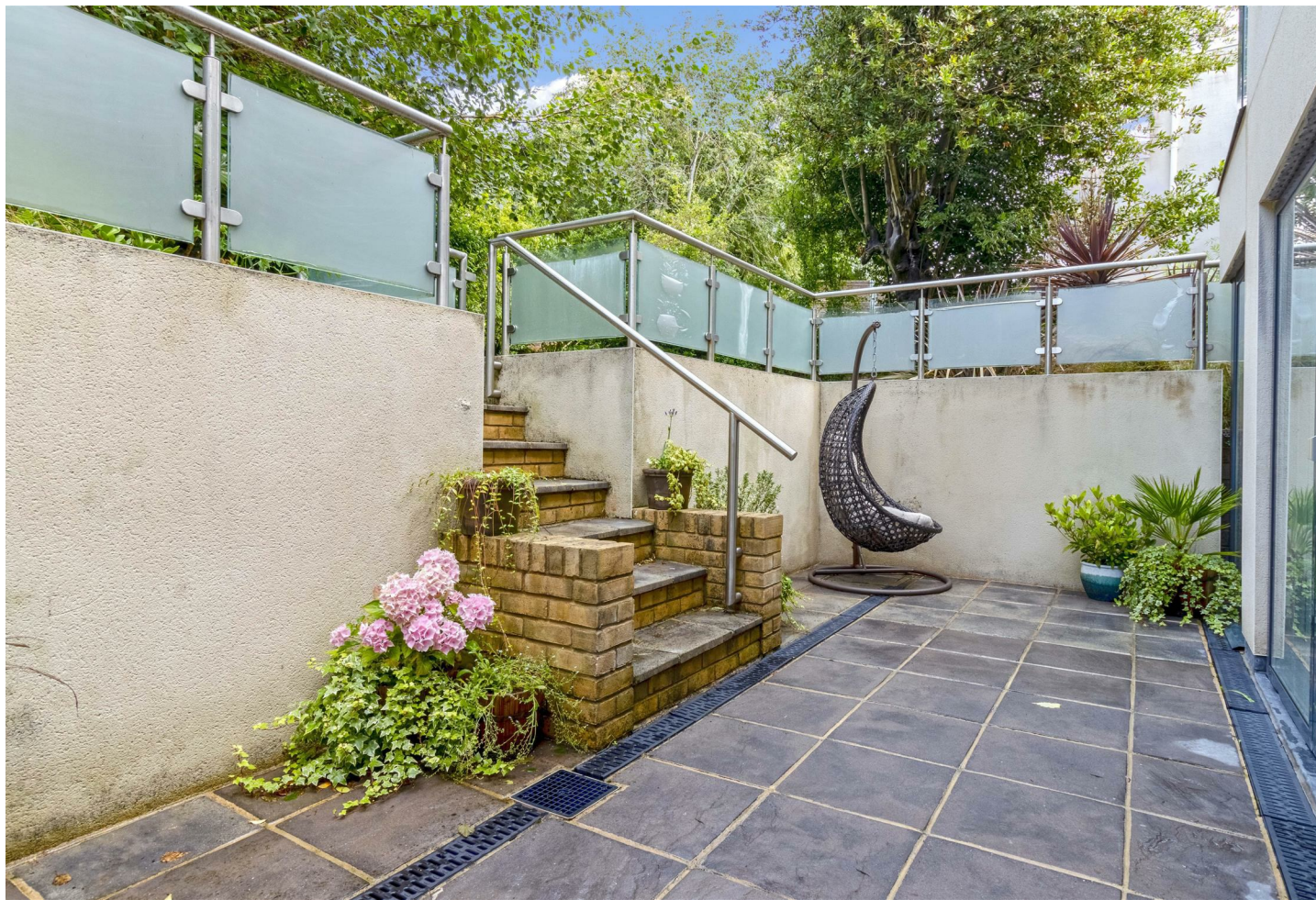
Fantastic apartment with allocated parking, two private patio areas and direct access onto a delightful west facing communal garden. This lovely, well presented apartment occupies part of the lower ground floor of this modern purpose built property. The bright and spacious accommodation comprises; two double bedrooms, modern bathroom, en-suite shower room and superb open plan living space. Outside there are two private patio areas, one to front accessed through the lounge and one to the rear accessed via each of the bedrooms. The west facing rear patio leads up to the beautifully maintained communal garden.

This popular location is perfect to access all the city has to offer being within easy reach of popular 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.

Pet's Considered - Subject to landlord approval.

**Nicholas  
James**

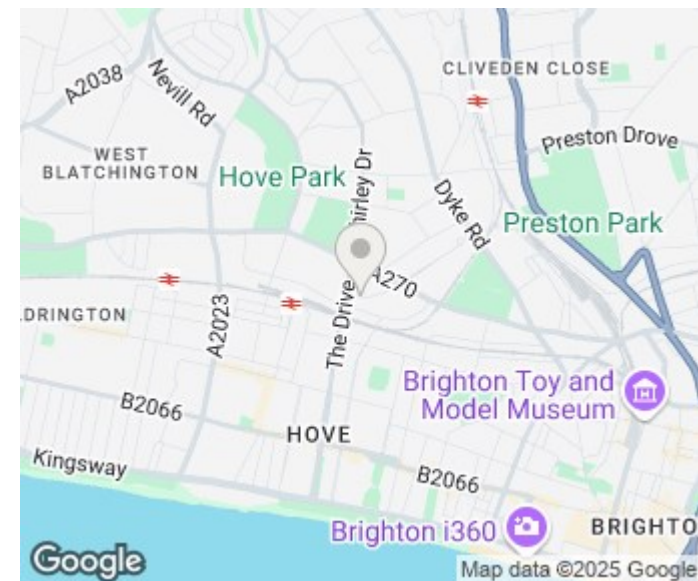
SALES LETTINGS AUCTIONS







Total area: approx. 64.3 sq. metres (691.8 sq. feet)



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 76      | 77                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | 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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