



## 44 DROVE CRESCENT BRIGHTON, BN41 2TA

£280,000  
LEASEHOLD

Back to Market! Guide price £280,000 - £300,000. Superb ground floor garden apartment with no onward chain. This fantastic property benefits from bright and spacious accommodation comprising; two double bedrooms, large kitchen, bathroom, lounge with double glazed doors opening onto good sized south facing garden. To the rear of the property there is a hardstand providing parking for at least two cars.

Quietly located on Drove Crescent with easy access to surrounding areas including local shops and amenities in Mile Oak and Portslade Old Village.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





Love  
You  
Bye



### Drove Crescent

Approximate Gross Internal Area = 66.4 sq m / 715 sq ft

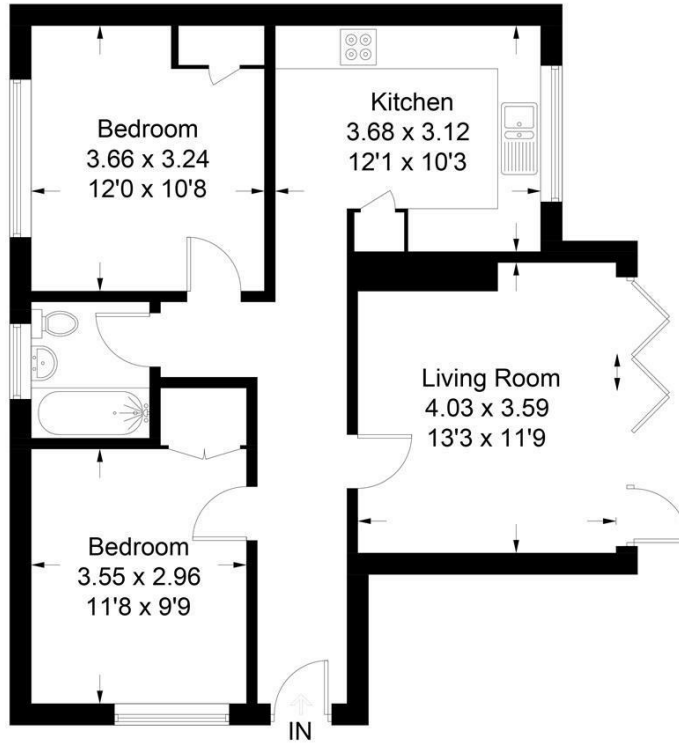


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1291415)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(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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