



## 87 THE DRIVE HOVE, BN3 6FY

LEASEHOLD

Guide Price £270,000 - £280,000. Spacious one-bedroom second floor apartment, featuring a private balcony and secure allocated parking.

Set within a purpose-built development with secure entry and passenger lift, the apartment enjoys a bright front-facing aspect and well-proportioned accommodation throughout, comprising; large entrance hall, opening into the lounge/diner via large dividing shutters offering a unique layout. There is a separate kitchen, bathroom, additional WC and good sized double bedroom with large fitted wardrobe. The private balcony offers a pleasant outdoor space, ideal for relaxing.

Ideally located on The Drive, the property is moments from the shops, cafes and restaurants of Church Road, a short walk to Hove seafront, and within easy reach of Hove Station with direct links to Gatwick Airport and London Victoria.

# Nicholas James

SALES LETTINGS AUCTIONS





## The Drive

Approximate Gross Internal Area = 72.0 sq m / 775 sq ft

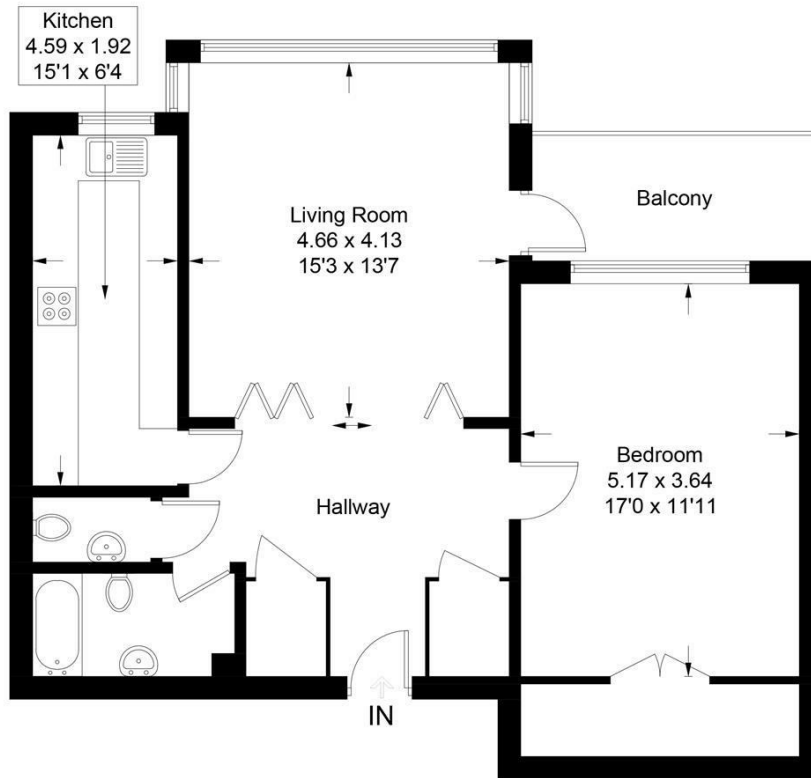


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1296174)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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