



Flat 14, 50 The Drive, Hove BN3 3JD

Offers in Excess Of £300,000

- STUNNING APARTMENT
- DOUBLE BEDROOM
- BATHROOM
- TRIPLE ASPECT LIVING/DINING ROOM
- KITCHEN
- BEAUTIFULLY PRESENTED
- FAR REACHING VIEWS
- LONG LEASE

Whitlock and Heaps are delighted to bring to market this stunning sixth floor apartment that is located in this desirable and central location within walking distance of Hove seafront and mainline station. The property is presented in exemplary order throughout with a double bedroom benefiting from a range of fitted wardrobes. The triple aspect living/dining room is a particular feature with there being a separate kitchen and white bathroom suite. The owner in the past few years has also replaced all the windows and boiler.

ENTRANCE HALL Fitted double cupboard, radiator, second cupboard, entry system telephone.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring ceramic hob with extractor over, eye-level double oven, integrated fridge, freezer and dishwasher, space for washing machine, cupboard housing 'Vaillant' gas-fired boiler, tiled floor and splashback, UPVC double glazed window, radiator.

LIVING ROOM Triple aspect with far reaching views, two radiators.

BEDROOM Range of fitted wardrobes, UPVC double glazed window, radiator.

BATHROOM White suite comprising tiled panelled bath with mixer tap and separate shower over, folding shower screen, wash-hand basin with cupboard under, low level w.c., tiled walls and floor, radiator.

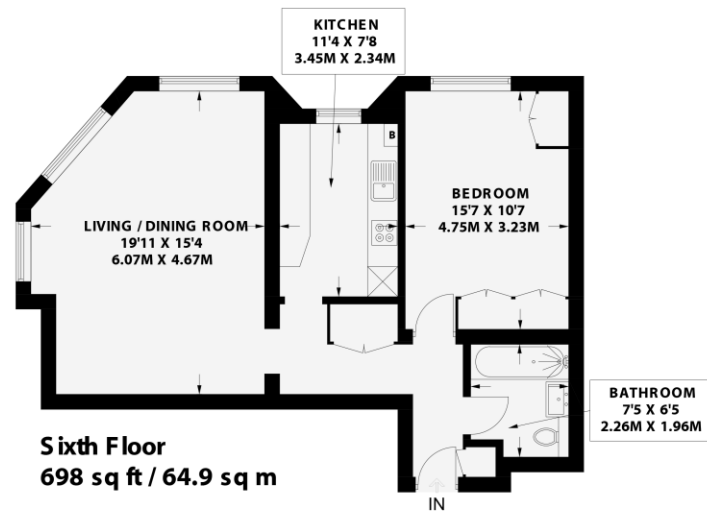
OUTGOINGS Lease: 140 years remaining
Maintenance: £960.00 per half year
No Ground Rent

The Drive

Hove

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
691 sq ft / 64.2 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
698 sq ft / 64.9 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, figures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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