



**Flat 3, 65 The Upper Drive, Hove, BN3 6NA
Offers in the region of £425,000**

An extremely spacious and beautifully presented, two double bedroom, first-floor flat situated in one of Hove's most sought after locations. Offered for sale in immaculate order throughout with a share of the freehold.

The Upper Drive is to be found adjacent to Dyke Road where regular bus services provide access into the vibrant City centre, seafront and promenade. Hove, Brighton and Preston Park mainline stations are all easily accessible providing north bound commuters with links to London/The City, as well as east and west bound connections. The nearby A23/27 road link interchange provides access out of the City in all directions. Renowned schools catering for all age groups are well represented in the local area.

As you approach 65 The Upper Drive which is situated on the corner of Kestrel Close you will be greeted by manicured communal gardens and a secure entrance. An entry phone system allows access to the first floor landing where the front door opens into a spacious entrance hall having a wealth of discrete storage, which houses the washing machine and wall mounted Worcester combination boiler.

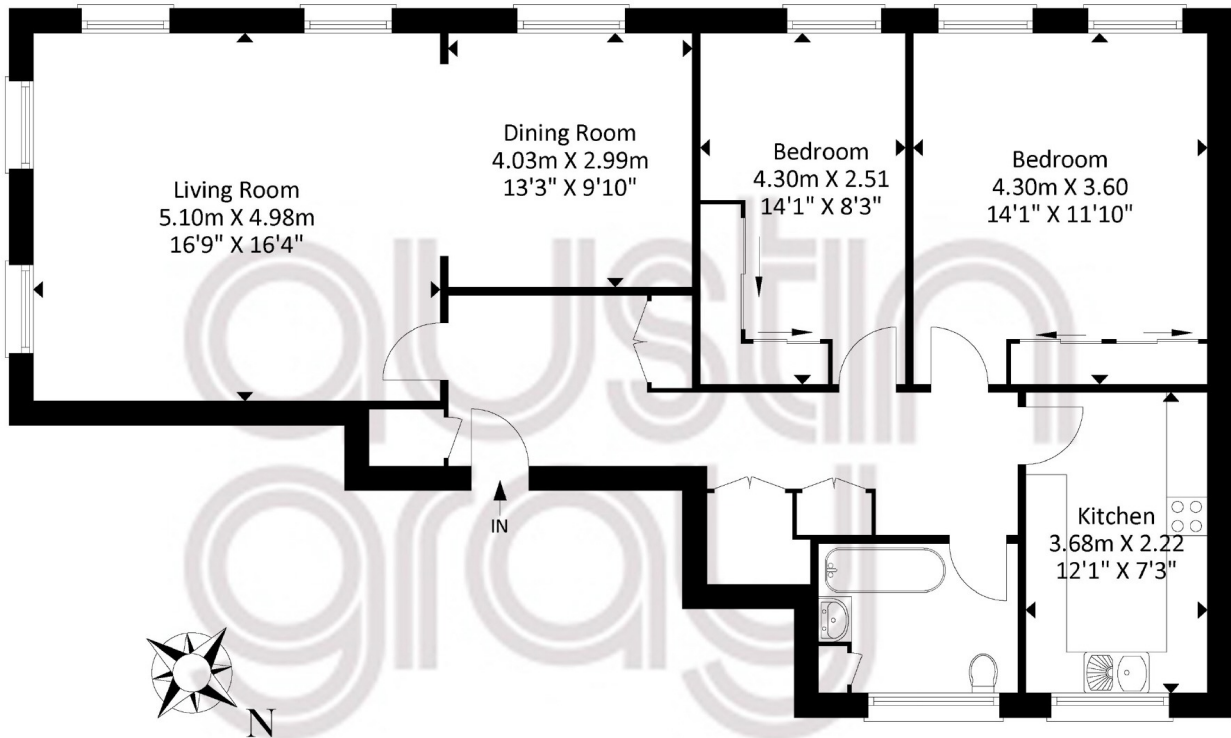
The spacious dual aspect through sitting and dining rooms boast a sunny corner position and two double bedrooms both with fitted wardrobes and enjoy a south-westerly aspect. The second bedroom has access to very useful roof space via a retractable ladder.

A beautiful, modern fitted kitchen has a wealth of integrated appliances including fridge drawers,

double oven, gas hob and dishwasher together with Corian work surfaces. A modern and contemporary white bathroom has a shower bath and feature mirrored wall and tower radiator.

The communal gardens are well tended and garage number three belonging to the flat can be found in the nearby compound.

The Upper Drive, Hove



Approximate Floor Area
 949.37 sq ft
 (88.20 sq m)

Approximate Gross Internal Area = 88.20 sq m / 949.37 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Performance Certificate		
Flat 3 65 The Upper Drive Hove BN3 9NA		Dwelling type: Top-floor flat Date of assessment: 08 January 2011 Date of certificate: 08 January 2011 Reference number: 8076-6028-0009-1216-4305 Type of assessment: RUSAP, existing dwelling Total floor area: 93 m ²
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO ₂) emissions.		
Energy Efficiency Rating 	Environmental Impact (CO₂) Rating 	
England & Wales The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be. The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.		
Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home		
	Current	Potential
Energy Use	345 kWh/m ² per year	142 kWh/m ² per year
Carbon dioxide emissions	5.3 tonnes per year	2.2 tonnes per year
Lighting	£107 per year	£53 per year
Heating	£739 per year	£336 per year
Hot Water	£226 per year	£128 per year
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc. nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve. To see how this home can achieve its potential rating please see the recommended measures.		
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommended logo may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.		

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

