



65 The Upper Drive

Hove, BN3 6NA

Guide price £400,000

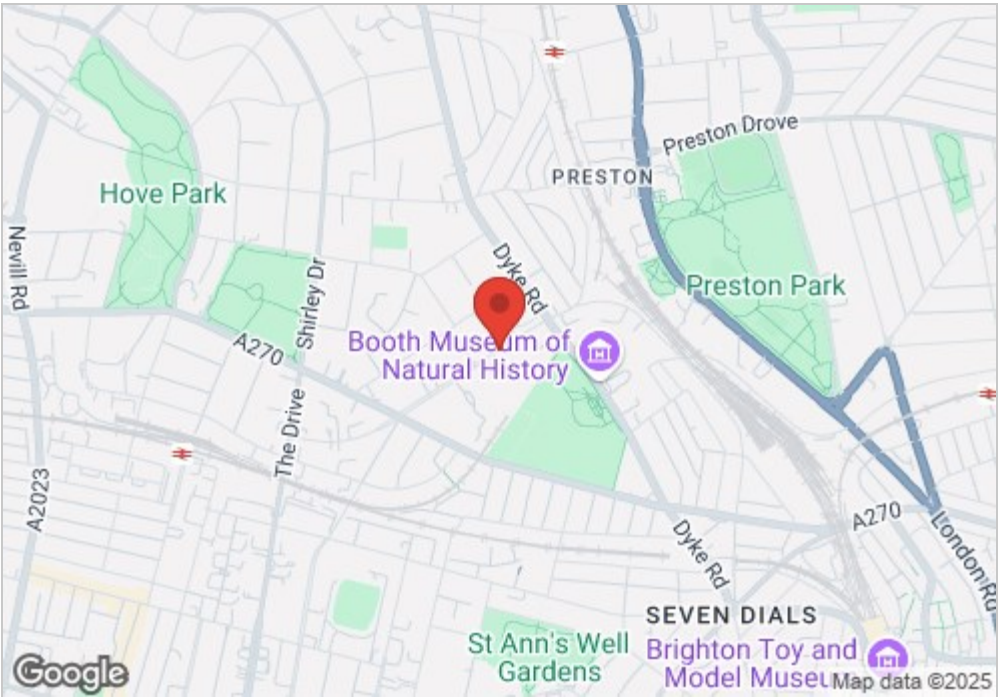
£400,000-£425,000

CHAIN FREE, TWO-BEDROOM, GARAGE

Situated in one of the most prestigious locations, this area is perfectly positioned between the South Downs National Park and the City. Within walking distance to Dyke Road Park and cafes and shops, Preston Park and Brighton train station, providing excellent transport and commuter links to London and the A23 is within easy access by car.

This first-floor flat is wonderfully light and spacious and perfectly practical, making it an ideal home for first-time buyers or a promising investment property. The main bedroom boasts 15'1" x 13'11" of space and includes fitted wardrobes and the second double bedroom is a good size and can accommodate free standing storage. A family bathroom with a separate bath and shower, and a generously sized modern kitchen with space for dining completes the floor plan. A standout feature is the private garage dedicated to the flat, perfect for storing a car, household items, or tools for a business. Additionally, the property provides access to a shared courtyard garden- the perfect spot for enjoying summer sunshine.

Viewing is highly recommended so you can appreciate this fantastic home just a short walk away from the ever-popular Seven Dials.

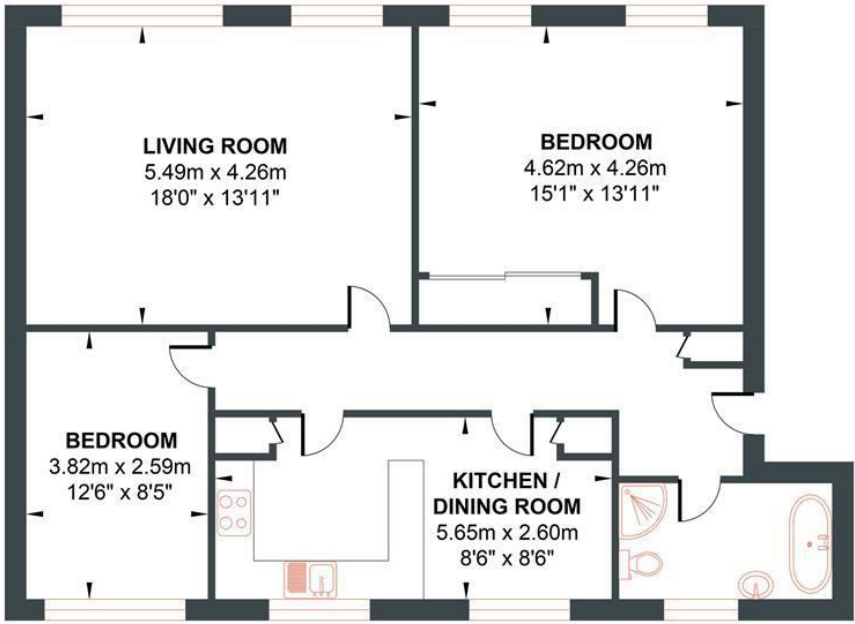


- Fantastic location close to South Downs
- Walking distance to the beach
- Positioned between Brighton and Preston Park station
- Two double bedrooms
- No Chain
- Easy access into city centre
- Super school catchment area
- Light and spacious
- Modern fitted kitchen with space for dining

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

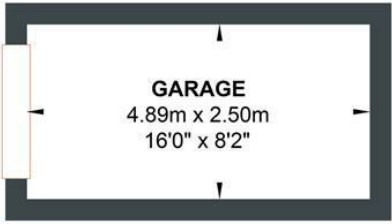
THE UPPER DRIVE

Approximate Gross Internal Area = 97.85 sq m / 1053.24 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



FIRST FLOOR

Approximate Floor Area
921.71 sq ft
(85.63 sq m)



GARAGE

Approximate Floor Area
131.53 sq ft
(12.22 sq m)

