





52-54 The Drive

Hove, BN3 3PD

Guide price £300,000

Guide Price £300,000 to £325,000....Set within an elegant yellow-brick Victorian building on The Drive, this impressive second-floor apartment offers 559 sq. ft. of well-proportioned living space, complete with lift access. Ideally positioned in central Hove, it's just a short walk from the seafront, Hove Lawns, and the many cafés, shops, and restaurants the area has to offer. Excellent transport links are nearby, with Hove Station under half a mile away, providing direct routes to London and Gatwick. Regular bus services also connect to the city and beyond, including Devil's Dyke.

Upon entering, a spacious hallway with a built-in storage cupboard welcomes you. The fitted kitchen leads out to a communal balcony, while the expansive 20ft living room at the front of the building boasts a large bay window, flooding the space with natural light and offering far-reaching views down The Drive towards the sea. The generous double bedroom features fitted wardrobes and a large sash window, enhancing its bright and airy feel. The stylish bathroom has been finished to a high standard and benefits from a side window.

Additional advantages of this superb apartment include lift access, a separate storage room off the communal landing, communal gas heating, and a share of the freehold.



- One Double Bedroom Apartment
  - Spacious Separate Kitchen
  - High Ceilings
  - Situated In A Stunning Victorian Building
  - Share Of Freehold
- Second Floor (Passenger Lift)
  - Large Living Room With Bay Window
  - Bedroom With Fitted Wardrobes
  - Short Walk To Shops & The Beach
  - Bright & Spacious

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		72
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

