

# The Drive

## Hove

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## About the property

An impressively large two double bedroom ground floor flat set within an elegant, period residence situated close to the heart of Hove.

Making the most of its original period features, the property's grand proportions welcome you immediately upon entering the spacious hallway before leading into the expansive and airy reception room, flooded with natural light from the South facing, sash bay window.

Adjoining the reception room is the second bedroom that boasts a large, cornered bay window allowing plenty of natural light.

The spacious main bedroom is found to the rear of the property and features impressive windows overlooking the gardens below. The scale and features offer an air of luxury that is enhanced by the room's sizeable walk in wardrobe.

The kitchen and bathroom are modern, well appointed and finished to a high standard.

Worthy of note are the particularly high ceilings, complemented by ornate corning, adding to the property's overall period charm. Additionally, the apartment benefits from a useful range of storage.

Located in an enviable and highly desirable position on The Drive, walking distance from a wide range of restaurants, bars and shops on Church Street . It is also conveniently located for Hove train station, ideally positioned for commuters. The seafront and beach are also a short distance away and visible from the street outside.

## The Drive Hove



2

BEDROOM

1

RECEPTION

1

BATHROOM

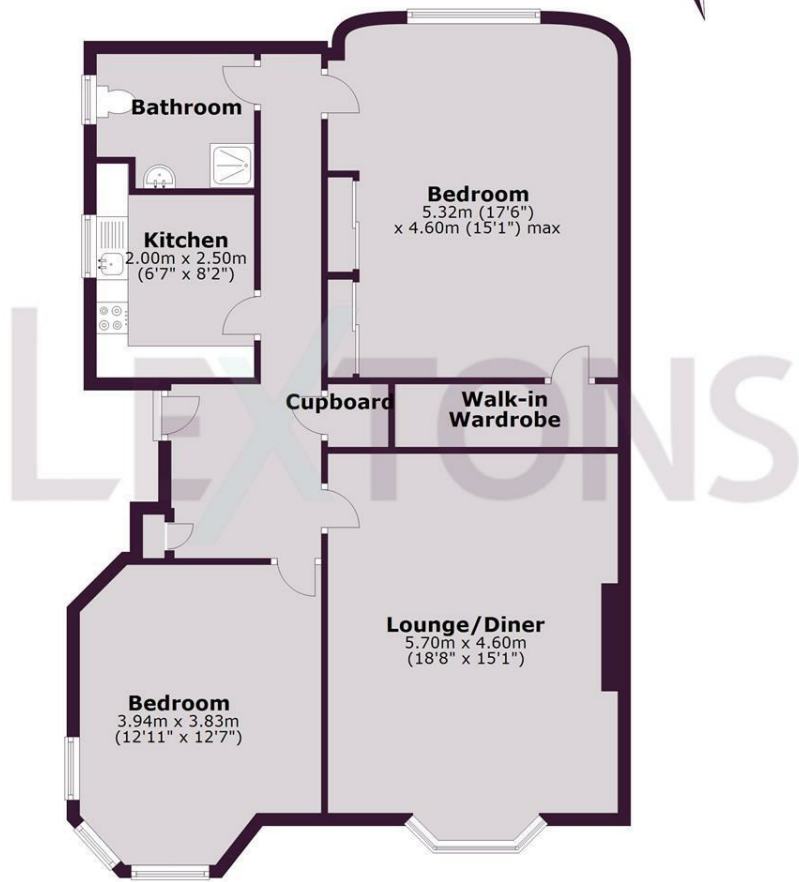




SCAN HERE TO OFFER ON THIS PROPERTY

### Ground Floor

Approx. 101.5 sq. metres (1092.7 sq. feet)



Total area: approx. 101.5 sq. metres (1092.7 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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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>		69	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	