



8 Copthorne Court, The Drive

Hove BN3 3JD

Asking Price Of £340,000

- PURPOSE BUILT BLOCK
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING SPACE
- IN NEED OF MODERNISATION
- TREE LINED ROAD
- NO ONWARD CHAIN
- SOUGHT AFTER AREA
- CLOSE TO AMENITIES

Whitlock & Heaps are delighted to present to market this two double bedroom first floor flat in this purpose built block on the sought after tree lined The Drive. This property is in need of modernisation throughout and comes with an allocated parking space.

Bus routes operate locally making access in and around the city simple as well as being within close proximity to Hove mainline station. Church Road is situated close by with its vast array of shopping facilities, eateries and cafés. Hove seafront and the Lawns are located straight down the road. This flat is brought to market with no onward chain.

ENTRANCE HALL Spacious hallway housing two storage cupboards, separate cupboard housing hot water tank with further storage, telecom, electric heater.

KITCHEN Incorporating stainless steel single bowl sink unit with mixer tap and drainer with splashback, vinyl work surfaces with cupboards under and matching eye-level cupboards, space for appliances, fitted electric cooker, UPVC double glazed window.

LIVING ROOM Bay window with view onto tree lined road, door to balcony, electric heater.

BEDROOM 1 Bay window with views onto tree-lined road, door to balcony, electric heater.

BEDROOM 2 Double glazed window, storage cupboard, electric heater.

BATHROOM Comprising panelled bath with shower over being fully tiled, pedestal wash-hand basin, low level w.c.

SEPARATE W.C. Vanity unit with wash-hand basin, low level w.c.

OUTGOINGS Lease:

Maintenance Charge: half yearly - last charge was £1237.61

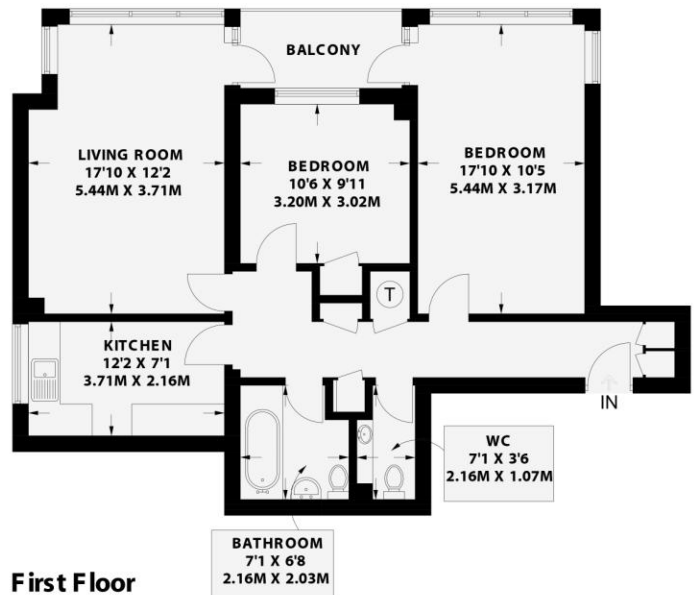
Council Tax Band C (As found via the government website: www.tax.service.gov.uk/check-council-tax-band).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

COPTHORNE COURT

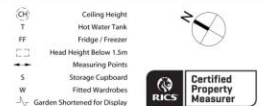
HOVE

APPROXIMATE GROSS INTERNAL AREA
835 sq ft / 77.6 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, 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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