



The Upper Drive, Hove



Asking Price
£425,000
Leasehold

- TWO DOUBLE BEDROOM APARTMENT
- PRIVATE WEST FACING BALCONY
- HIGHLY SOUGHT AFTER HOVE LOCATION
- UNDER FLOOR HEATING
- PET FRIENDLY
- ALLOCATED PARKING
- COMMUNAL ROOF TERRACE
- NO ONWARD CHAIN
- OAK FLOORING

Robert Luff & Co are delighted to bring to market this outstanding two bedroom apartment situated in the ever desirable Upper Drive. Accommodation currently offers; Two bedrooms, open planned kitchen/living area with private west facing Balcony and a spacious, well presented bathroom. Other benefits include underfloor heating throughout the flat, 109 years remaining on the lease, communal roof terrace, allocated parking & no onward chain.

Positioned to the south of Old Shoreham Road, The Upper Drive is only minutes away from the seafront and bustling café culture, restaurants and galleries of central Hove and Brighton.

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Accommodation

Entrance Hall

Kitchen/Dining/Living Area 21 x 11'2 (6.40m x 3.40m)

Bedroom One 15'3 x 8'8 (4.65m x 2.64m)

Bedroom Two 15'3 x 8'8 (4.65m x 2.64m)

Bathroom

Private West Facing Balcony

Allocated Parking

Communal Roof Terrace

AGENTS NOTES

Leasehold: 109 Years Remaining

Service Charge: £1,750 PA

Ground Rent: £200 PA

EPC: B

Council Tax: D

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Floor Plan

Approx. 63.0 sq. metres (678.2 sq. feet)



Total area: approx. 63.0 sq. metres (678.2 sq. feet)

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.