



72 The Drive, Hove, BN3 3PE Auction Guide £225,000 Share of Freehold

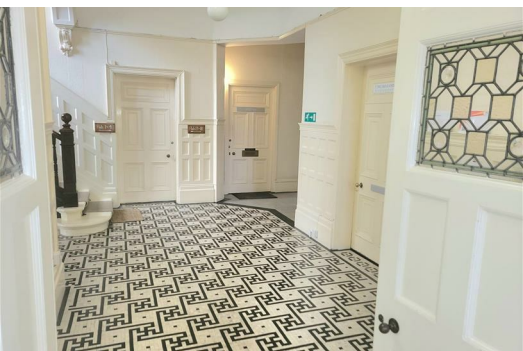
Pre Auction Sale
Guide price £225,000

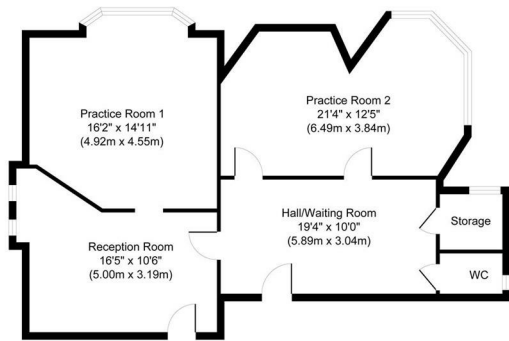
Former osteopath consulting rooms for sale with immediate vacant possession approximately 88 sq m in size located on the ground floor of this prestigious red brick detached dwelling.

Offered for sale with a new 999 year lease and a share of the freehold, the rooms would suit a variety of uses as a clinic such a dentist, doctors and enhancement centre whilst subject to all of the necessary consents, it is considered the consulting rooms would lend themselves to an adaptation into a 2 bedroom flat subject to all the usual consents.

Premises such as these rarely come to the market therefore appointments to view should be made at the earliest opportunity.

Situated within the prestigious and considered to be one of the best addresses in Hove, The Drive is located in the heart of the city centre close to bars, boutiques, restaurants, coffee shops, the seafront and Hove Mainline Railway Station whilst excellent bus services provide access to Brighton and as far west as Worthing.



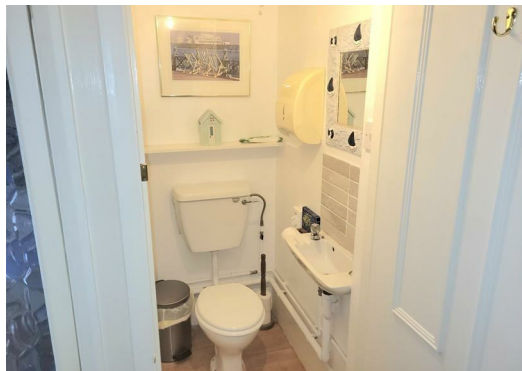


Approximate Floor Area
947 sq. ft
(88.02 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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