



The Drive, Hove, BN3 3PN  
**£525,000**



**GOLDIN  
LEMCKE**

01273 777123  
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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002



# The Drive, Hove, BN3 3PN

**£525,000**

A delightful and unique two-bedroom apartment occupying the entire ground floor of this stunning Georgian building, situated in one of Hove's most prestigious roads. Boasting high ceilings and a wealth of period features, early and internal inspection is highly recommended.







## Further Information

The accommodation comprises of a spacious entrance hallway with characteristic stained glass windows and access to all rooms, fantastic sized south facing living/dining room with large bay window and period features including feature fireplace and ceiling corning, modern kitchen, shower room, and two double bedrooms - one being south facing with impressive bay window, and the master benefitting from large sash windows overlooking rear gardens and access to a large storage space. The apartment is spacious throughout, with the added bonus of multiple storage cupboards. Worthy of particular mention is the high ceilings throughout, which really do give the property a luxurious feel.

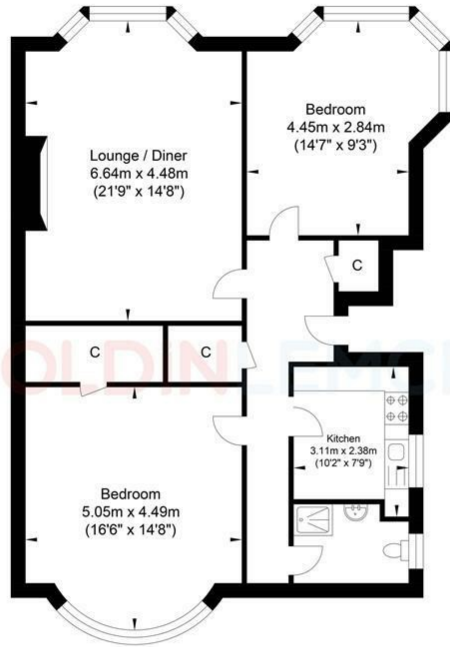
Situated in central Hove, The Drive boasts a convenient position just a short walk away from Hove Station and many bus stops with regular buses into central Brighton and beyond. There are also many bars, shops and restaurants nearby, as well as Hove seafront.



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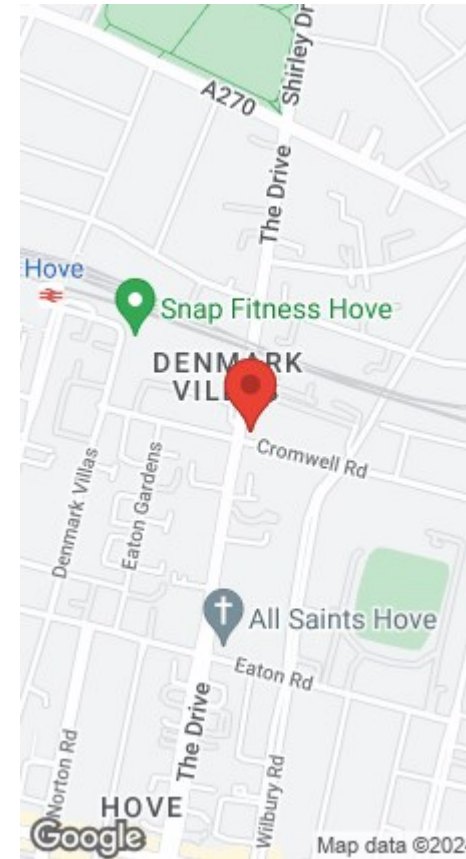
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# The Drive



Approximate Floor Area  
976.71 sq ft  
(90.74 sq m)

Approximate Gross Internal Area = 90.74 sq m / 976.71 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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Call 01273 777123 or email [property@goldinlemcke.com](mailto:property@goldinlemcke.com)

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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