



Elm Drive, Hove, BN3 7JA
£350,000



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A delightful two-bedroom maisonette, occupying the first and second floors of this attractive semi-detached house. Situated in this sought-after residential location, the property is sold with no ongoing chain and the benefit of off-road parking.





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Further Information

This spacious two bedroom maisonette forms the entire first and second floor of this substantial semi-detached house located in a sought-after area, close to local schools and the West Way shopping thoroughfare. Internally, the accommodation comprises good size living room, raised dining area, open plan kitchen and double bedroom. A small staircase leads to the second floor which comprises further double bedroom and bathroom. The property benefits from a parking space to the front and will be sold with no ongoing chain.

Elm Drive in Hove is a quiet, residential street that offers a comfortable living environment with good access to local amenities. The area is known for its well-kept homes and relaxed atmosphere, making it a pleasant place to live. It's close to Hove's seafront and parks, offering outdoor space for walks or recreation. Transport links are convenient, with buses and nearby train stations providing easy access to Brighton and beyond. Elm Drive is also a short distance from local shops, cafes, and restaurants, making it a practical choice for residents looking for both convenience and a peaceful setting.



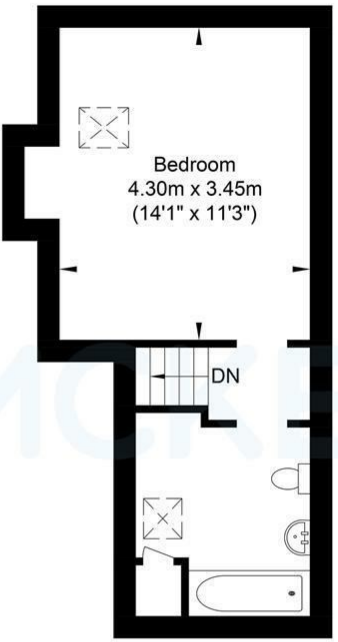
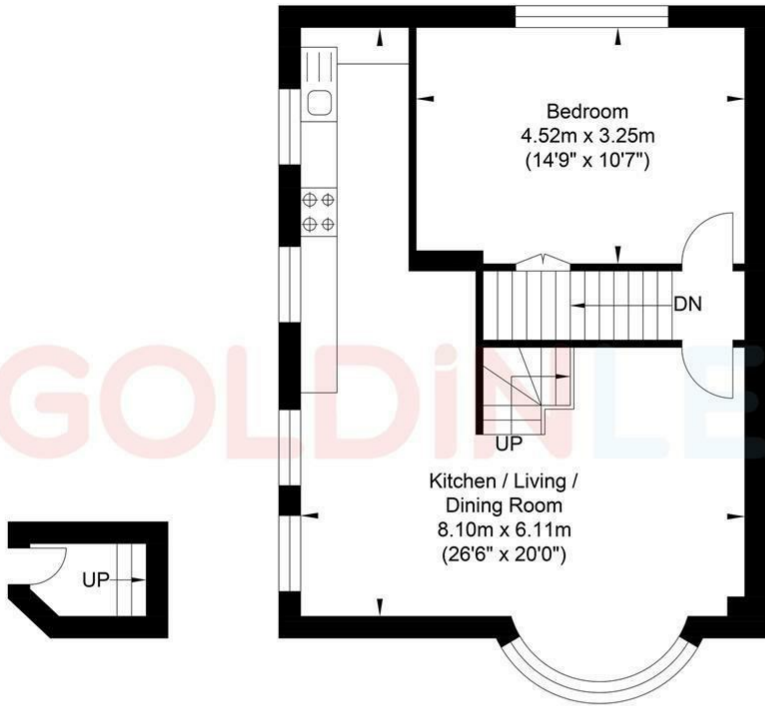
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Ground Floor
Approximate Floor Area
16.36 sq ft
(1.52 sq m)

First Floor
Approximate Floor Area
550.03 sq ft
(51.10 sq m)

Second Floor
Approximate Floor Area
263.07 sq ft
(24.44 sq m)

Approximate Gross Internal Area = 77.06 sq m / 829.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

SELLING SOMETHING SIMILAR?

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Call 01273 777123 or email 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			75
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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