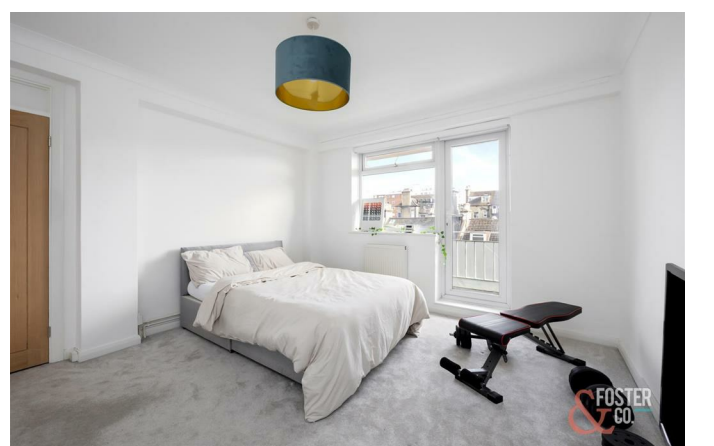
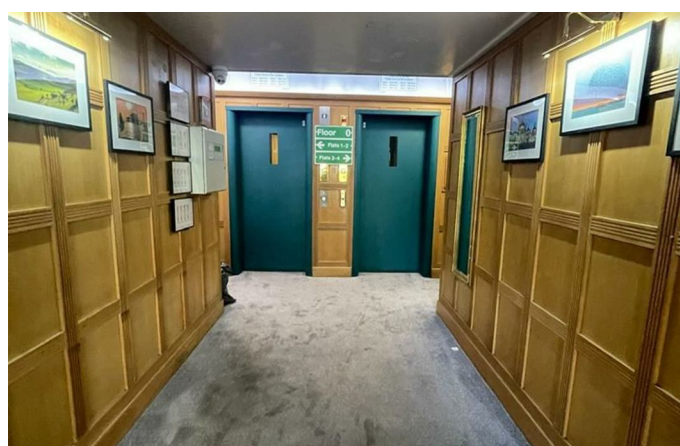
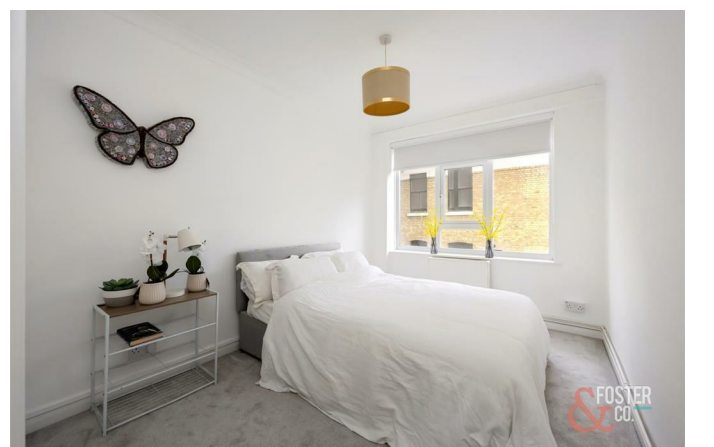




Grove Court 37-39 The Drive  
Hove, BN3 3JG

Guide price £339,950

A beautifully presented two-bedroom flat in a modern, purpose-built block on The Drive in the heart of central Hove. This charming CHAIN FREE property boasts a lovely balcony, perfect for enjoying the sunshine throughout the morning. The spacious living room, measuring an impressive 16'8" x 13'5", offers plenty of room for relaxation and entertaining.



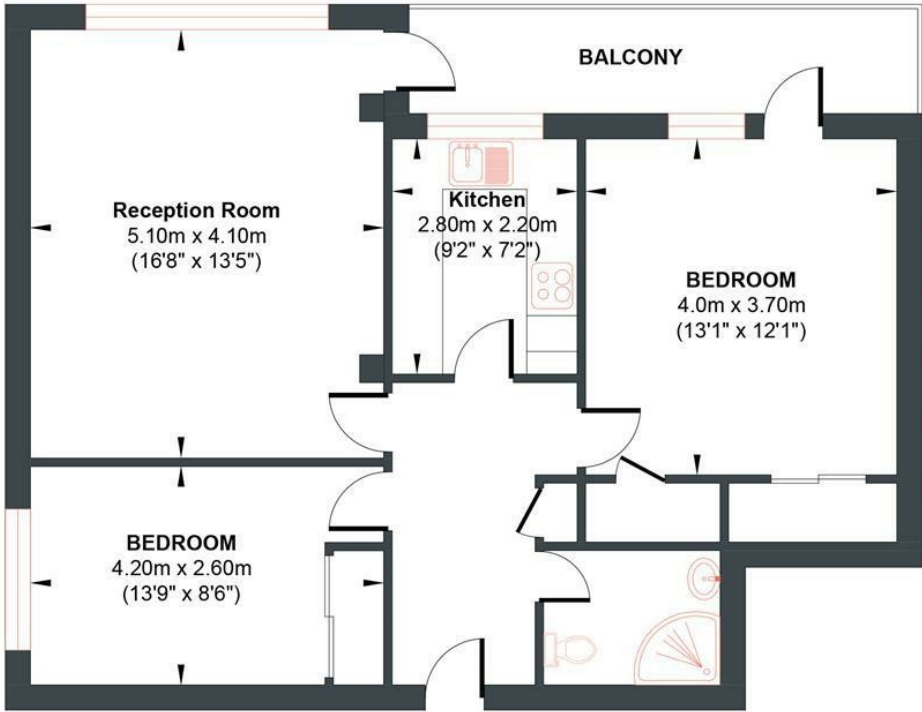
- CHAIN FREE
  - Modern Bathroom
  - Fully Fitted Separate Kitchen
  - Brand new boiler
  - Pets Allowed
- Two Double Bedrooms
  - Central Hove Location
  - Fourth Floor - Balcony
  - Price Reflects quick sale
  - Two Lifts in Building

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          | <b>77</b> | <b>81</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |



THE DRIVE

Approx. Gross Internal Floor Area 68.84 sq m / 740.98 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.



THIRD FLOOR

Approximate Floor Area  
740.98 sq ft  
(68.84 sq m)

