



# 37-39 The Drive

Hove, BN3 3JG

**Offers in excess of £365,000**

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

Both bedrooms come with built-in storage cupboards, providing practical solutions for keeping the space tidy and organised. The modern kitchen is well-equipped with a good amount of storage and all the essentials for comfortable living.

The property is smart, well-maintained, ready for you to move straight into. The lounge and bedrooms are fitted with soft carpeting, adding a touch of warmth to the space. With pets allowed, this flat is ideal for both owners looking for a stylish and convenient home in one of Hove's most desirable locations.

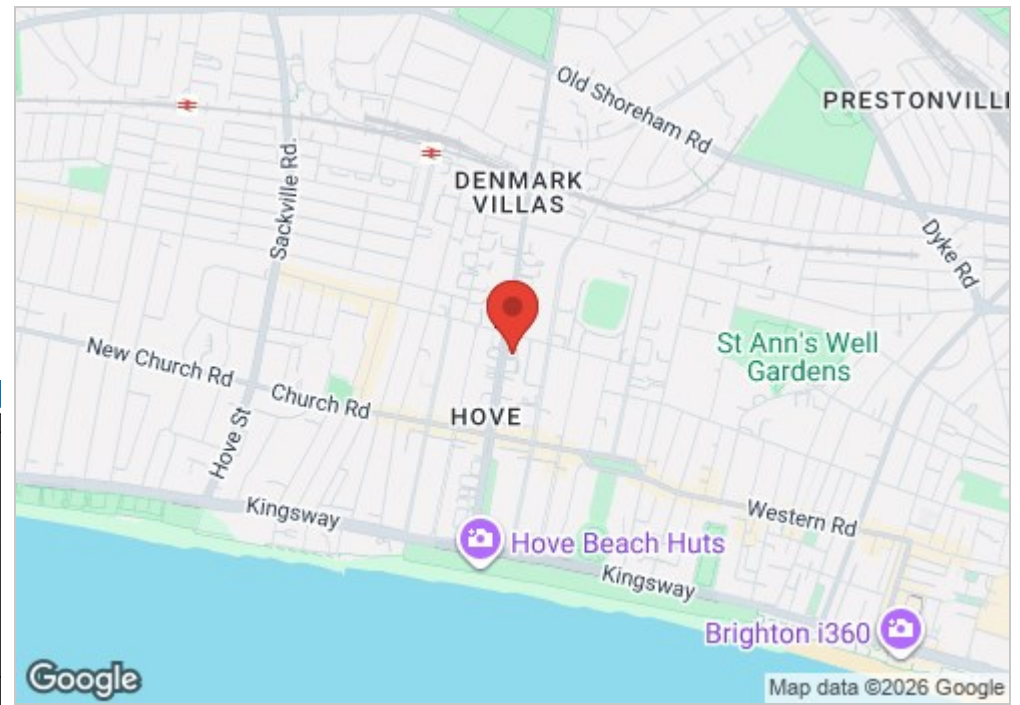
Located on The Drive surrounded by an array of cafes, shops, bars, and restaurants along Church Road. Hove mainline station is just half a mile away, offering easy commuter routes to London and Gatwick, with regular bus services to Brighton's city centre nearby.

Families will appreciate the proximity to excellent local schools, including St Andrew's C of E Primary School, The Montessori Place, St Christopher's School, Brunswick Primary School, Cardinal Newman, and Brighton and Hove High School.

Don't miss the chance to view this fantastic property – it offers everything you need and more.

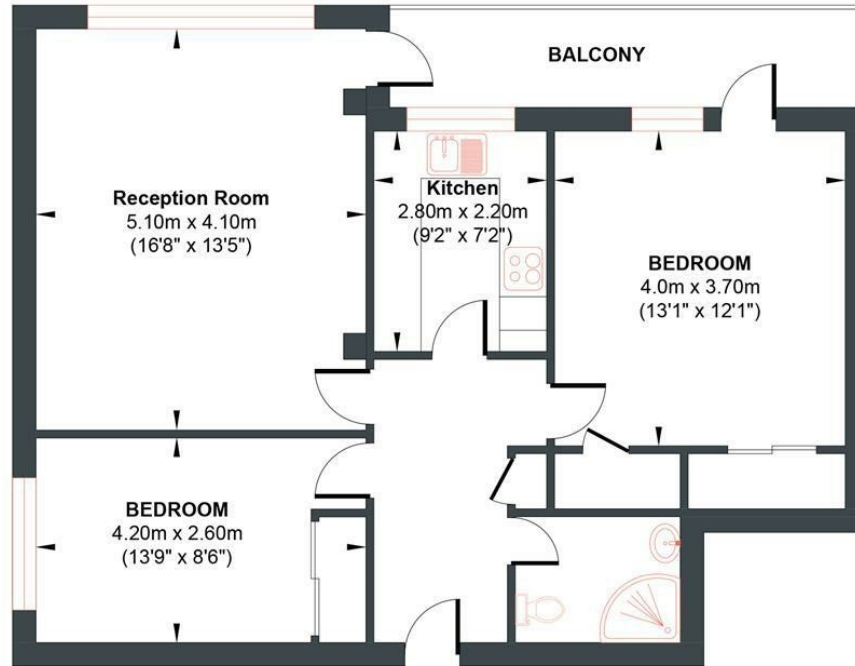
- Two Double Bedrooms
- Modern Bathroom
- Chain Free
- Useful Bedroom Storage
- Lease Permits - Pets Allowed
- Fully Fitted Separate Kitchen
- Central Hove Location
- Fourth Floor - Balcony
- Living Room
- Lift in Building

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>77</b>
(55-68) <b>D</b>	<b>81</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 2002/91/EC	

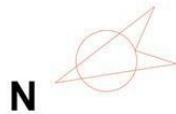


# THE DRIVE

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



THIRD FLOOR



**Approximate Floor Area**  
740.98 sq ft  
(68.84 sq m)

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All measurements are approximate



