



37-39 The Drive

Hove, BN3 3JG

Offers in excess of £365,000

A spacious two bedroom purpose built apartment together with a wide sunny west facing balcony enjoying superb elevated views across the City towards the sea occupying a prime central location close to all amenities.

Grove Court is a highly regarded modern purpose built apartment block which is ideally located in a sought after central location being within a short level walk of all City centre amenities including Hove mainline station and Church Road with its huge range of shops, bars, cafes and restaurants. The seafront and esplanade is within a short stroll too. This property is situated on the eighth floor and enjoys some truly stunning far reaching elevated views over the City and coastline from the apartment itself and particularly the wide balcony which takes full advantage of the sunny westerly aspect. The property is light airy and spacious with a good size living room opening on to the balcony, two double bedrooms and a well fitted kitchen. The apartment also has the benefit of a private garage together with the opportunity to purchase another garage in a building opposite if desired and there is no chain involved with the sale.

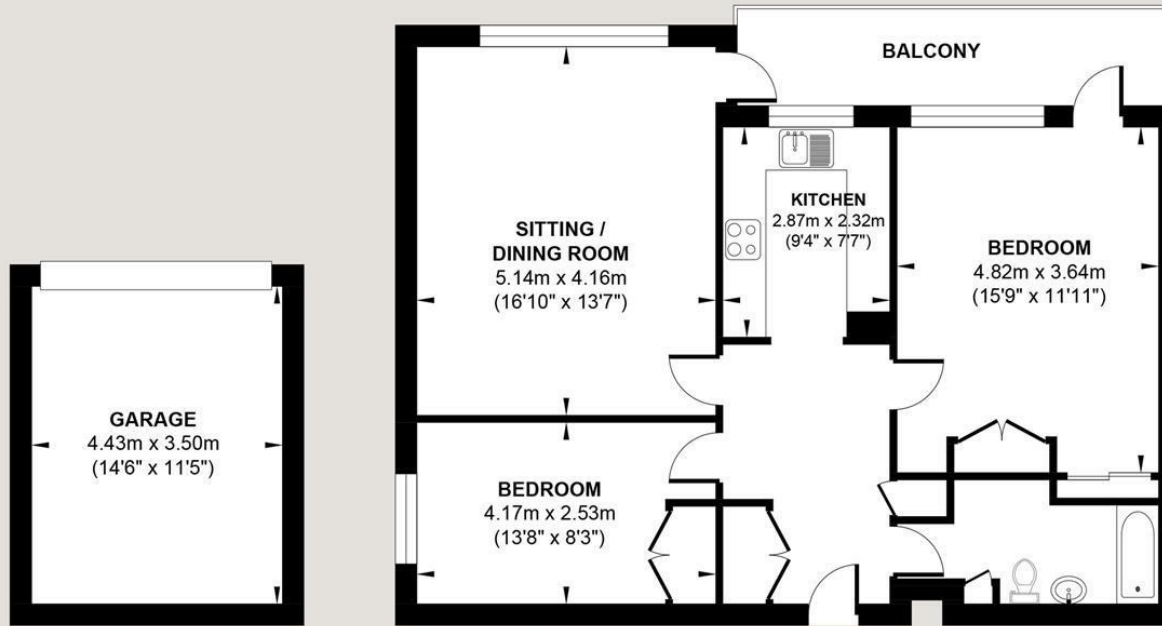


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	81
England & Wales		EU Directive 2002/91/EC

- Spacious two bedroom apartment
- Light and spacious
- Stunning views of the City and coastline
- No chain Involved
- Highly regarded purpose built block
- Prime central location
- Private Garage

THE DRIVE

Approx. Gross Internal Floor Area (Excluding Garage) = 73.13 sq m / 787.16 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GARAGE
4.43m x 3.50m
(14'6" x 11'5")

Approximate Floor Area
166.94 sq ft
(15.51 sq m)



EIGHTH FLOOR
Approximate Floor Area
787.16 sq ft
(73.13 sq m)



Foster & Co and their clients give notice that:

These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



