



The Drive
Hove

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EST. 1990





West View, The Drive, Hove, BN3 6JB

****Guide Price £350,000 to £375,000****

Welcome to this contemporary apartment located on the corner of The Drive and Wilbury Avenue, Hove. This delightful fourth floor accommodation boasts a spacious reception room, perfect for relaxing or entertaining guests with space to dine and a door providing access to the south facing balcony. With two good size bedrooms, both have built in double wardrobes and south aspect far reaching views. The property also features a spacious family bathroom that is finished to a high standard and in addition there is also a separate W.C.

Situated in a prime location, this flat offers easy access to Hove mainline train station and easy access to local amenities, shops and routes around the city. There is an allocated parking space situated on the ground floor in the under cover residents car park.

Whether you fancy a leisurely stroll along the seafront or a shopping spree in the nearby boutiques, this property is ideally located for a vibrant lifestyle. Don't miss out on the opportunity to make this light and spacious accommodation your new home. Contact us today to arrange a viewing and experience the charm of living on The Drive in Hove in this superb home!

Location

Wilbury Avenue is a sought after Hove location for its close proximity to Hove station with regular train services to London and along the south coast. This location has excellent road links and bus services, Hove Park and Recreation Ground are also in close proximity. Furthermore, a selection of local independent shops are situated on Hove Park Villas. Larger retailers are a short distance away, namely Waitrose on Nevill Road and the Denmark Villas Tesco Express; a more comprehensive selection of shops, bars, coffee shops and eateries can be found on Hove's main thoroughfare in Church Road, a short walk to the south of the property.

Additional Information

(Outgoings as advised by our client)

Managing Agent: Graves Son & Pilcher

Service Charge and ground rent: Approximately £2,000 per annum

Tenure: Leasehold (with the right to manage) 113 years remaining on the Lease.

Heating: Gas central heating

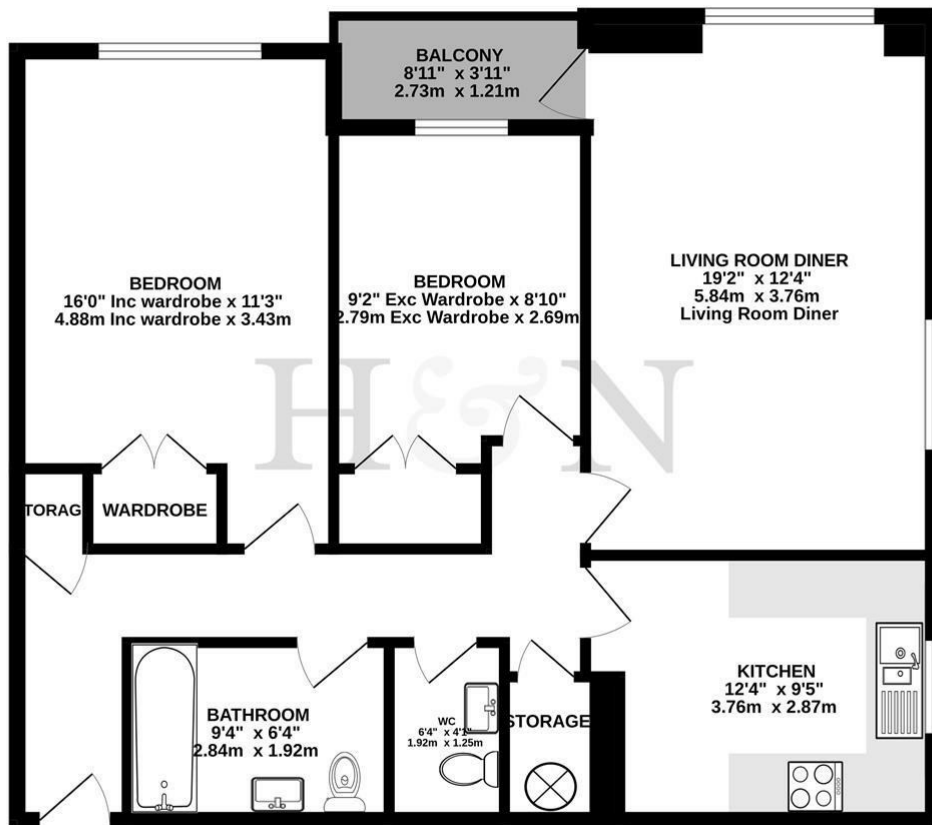
EPC Rating: C - Internal measurement: 83 Square metres / 893 Square feet

Council Tax Band: C

Parking Zone: O

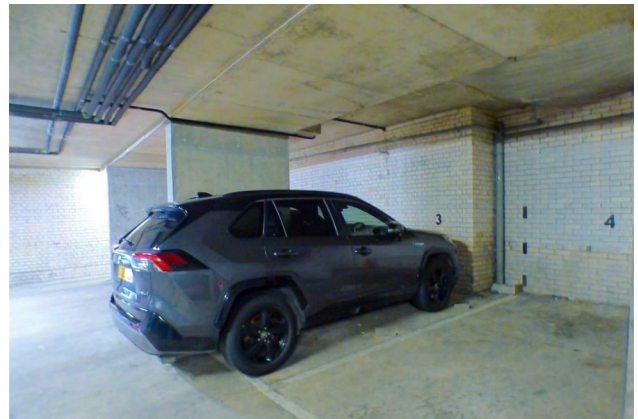


FOURTH FLOOR 893 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq. ft. (83.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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