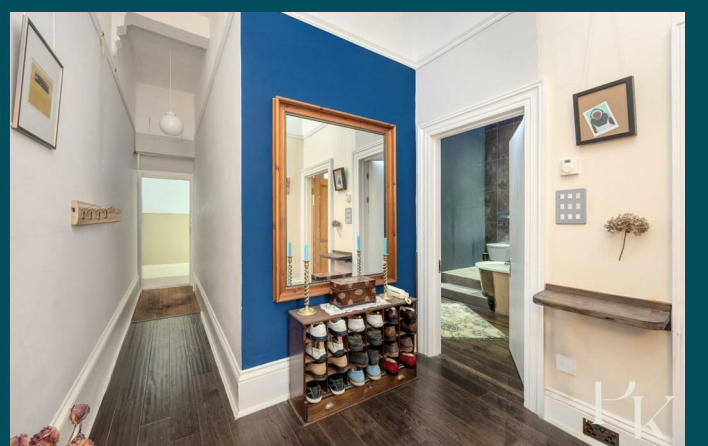
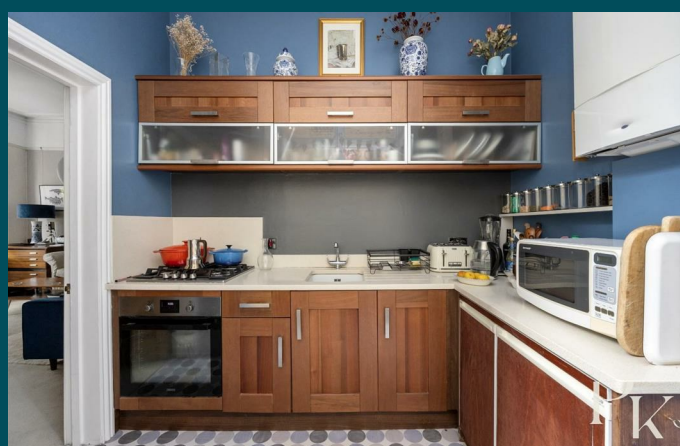
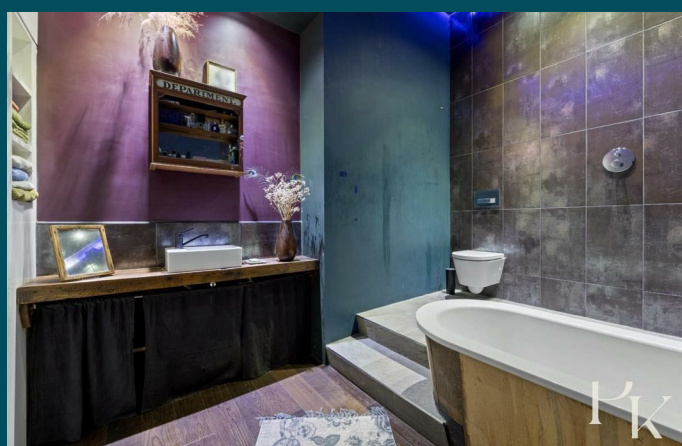




11 The Drive

Hove, BN3 3JE

Guide price £300,000

Guide price £300,000 - £325,000

A particularly spacious and characterful one-bedroom flat occupying the first floor of an attractive period building on The Drive, in the heart of central Hove.

Extending to approximately 691 sq ft (64.2 sq m), the property offers notably generous proportions for a one-bedroom apartment, complemented by impressive 11'4" ceiling heights and an abundance of original period detail.

The centrepiece of the home is the superb bay-fronted living room, measuring approximately 20'4" x 16'9". Three large double-glazed sash windows flood the room with natural light, while high ceilings, decorative cornicing, ceiling roses and a working open fireplace create a wonderful sense of character. The proportions comfortably accommodate both substantial seating and dining areas.

Positioned just off the living room is a separate fitted kitchen with stone work surfaces, integrated oven and gas hob, along with an attractive bay window providing a pleasant outlook and space for a small breakfast table.

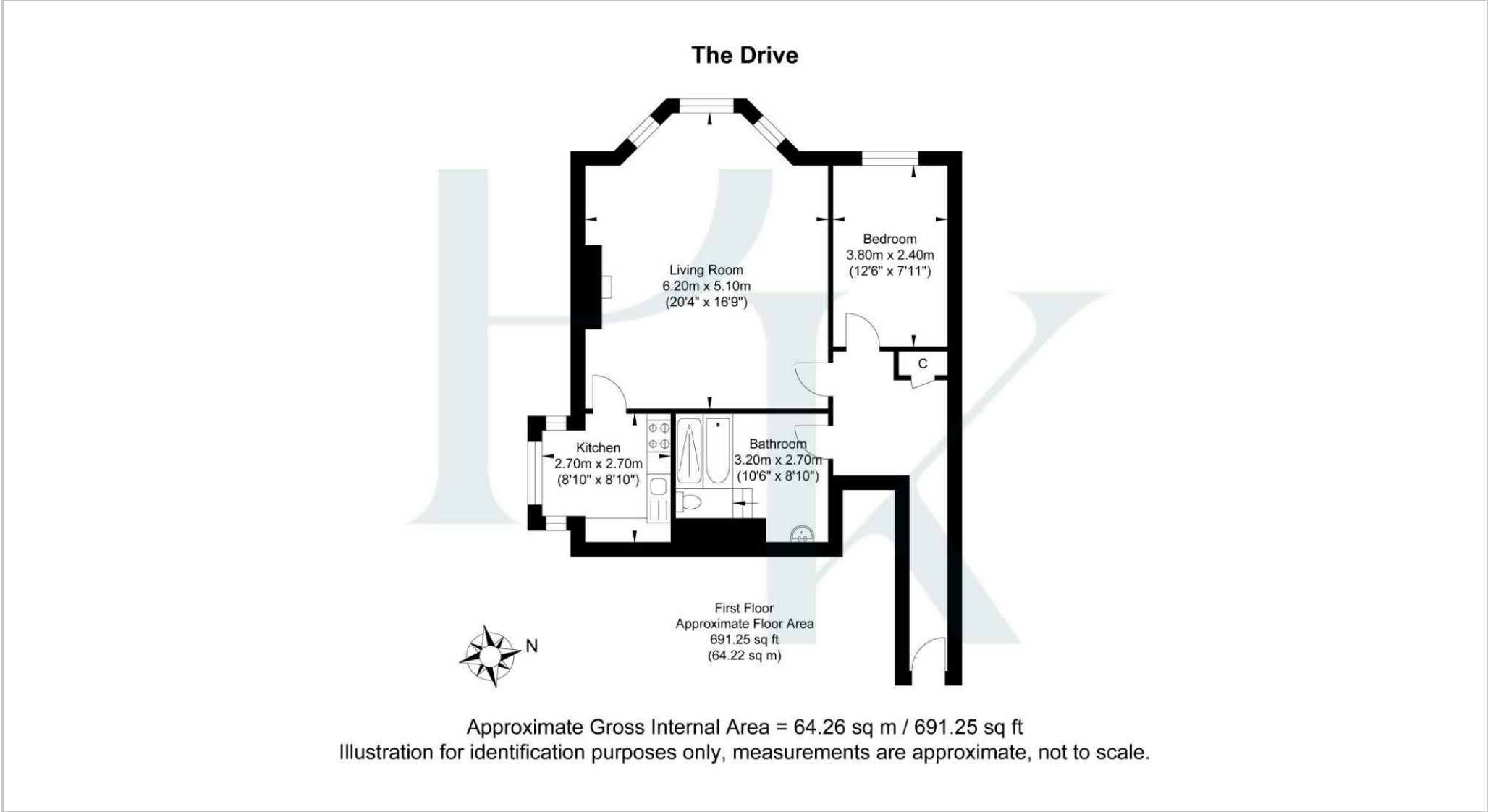
The bedroom features a double-glazed sash window, high ceilings and original decorative cornicing, while the unusually generous bathroom is another standout feature. Finished in a striking contemporary style, it incorporates a freestanding bath alongside separate rain and handheld showers, underfloor heating to the raised tiled wet area, built-in storage and a Victorian-style radiator.

Further features include stripped and oiled internal doors, picture rails, contemporary radiators, an efficient combination boiler, useful built-in storage, and dark oak flooring throughout the entrance hallway and bathroom.

Situated on one of Hove's best-known tree-lined avenues, the property is exceptionally well placed for the many independent shops, cafés, restaurants and amenities of Church Road and central Hove. Hove railway station is also within easy reach, while the seafront is just a short distance away.

With its exceptional room proportions, wealth of period character and highly convenient location, this is a distinctive one-bedroom home offering considerably more space than typically found at this level.

This property must be viewed to be fully appreciated.



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	
69	78
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

Pearson
Keehan