

32 Queens Road, Brighton, BN1 3YE

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The Drive, Hove, East Sussex BN3 3PE £2,350 PCM

This exceptional newly converted ground-floor apartment offers two spacious double bedrooms and is situated on The Drive, one of Hove's most prestigious and sought-after residential locations. The property has been tastefully finished throughout in a MODERN, CONTEMPORARY STYLE, perfectly blending elegance with functionality.

The grand communal entrance sets the tone for the building, while the apartment itself opens into a welcoming hallway adorned in a rich forest-green shade and complemented by high ceilings. From here, you enter the stunning open-plan kitchen and living area, which impresses with its sense of space and grandeur. The room boasts beautifully high, original coffered ceilings and a brand-new, high-quality kitchen featuring a stylish central island with space for seating, ideal for dining and entertaining. The kitchen is sleek and fully equipped with integrated appliances, including a dishwasher and washing machine, alongside an electric oven and hob.

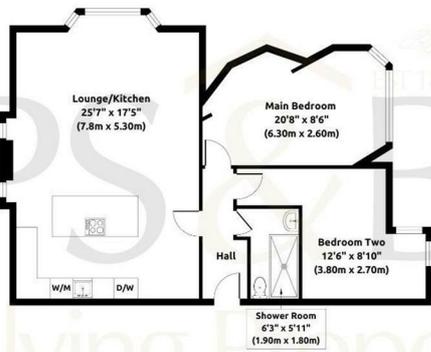
The living area is GENEROUSLY PROPORTIONED, enhanced by a striking feature/decorative fireplace and a mix of carpet and wooden flooring. Expansive bay windows, fitted with brand-new double glazing, flood the space with natural light and provide a charming outlook, creating a bright and airy atmosphere.

The bathroom is NEWLY INSTALLED and designed with a luxurious feel, showcasing contemporary styling with elegant gold fixtures and fittings. Its distinctive green and pink theme adds a touch of sophistication. The suite includes a walk-in shower, WC, sink, and heated towel rail.

The principal bedroom is exceptionally spacious, retaining ORIGINAL ARCHITECTURAL FEATURES such as a beautiful archway, complemented by bedside lighting and new double-glazed windows. The second double bedroom is also well-sized, finished in a soft pale pink to create a warm and inviting atmosphere.

Offered unfurnished and available immediately.





Approximate Floor Area
888 sq. ft
(82.46 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 000

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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