



Flat 11 Lincoln Court, The Drive, Hove BN3 6GU

Guide Price: £300,000 - £325,000

- TWO BEDROOMS
- BATHROOM
- KITCHEN
- SOUTH FACING LIVING ROOM
- SOUTH FACING BALCONY
- SHARE OF FREEHOLD
- PARKING ON A FIRST COME BASIS
- NO ONWARD CHAIN

A well-presented first floor apartment forming part of a purpose-built block in a highly convenient location. Neutrally decorated throughout, the property offers well-proportioned two-bedroom accommodation, featuring a modern bathroom and a separate W.C.

The kitchen opens into a bright, south-facing living room, creating a sociable living space that leads directly onto a private balcony ideal for relaxing or entertaining.

The property is being sold with a share of the freehold and benefits from no onward chain, making it an excellent opportunity for both homeowners and investors alike. Residents' parking is available on a first-come, first served basis.

Ideally situated within a short walk of Hove mainline station and the city centre, the apartment enjoys easy access to a wide range of eateries, cafés, and shopping facilities.

ENTRANCE HALL Fitted cupboard, radiator.

CLOAKROOM Comprising low level w.c, radiator.

KITCHEN Incorporating stainless steel sink with drainer and mixer tap, adjacent laminate worksurface, cupboards and drawers under, matching eye level wall cupboards, four ring gas hob with extractor over, oven, space and plumbing for washing machine, tiled splashback.

LIVING ROOM Large UPVC double glazed window, radiator, door to:

BALCONY South facing.

BEDROOM 1 UPVC double glazed window, radiator.

BEDROOM 2 Fitted cupboard, radiator.

BATHROOM Comprising panelled bath, pedestal wash hand basin, heated ladder style towel rail, double cupboard, part tiled walls.

OUTSIDE Parking on a first come first served basis.

OUTSIDE

SHARE OF FREEHOLD

LEASE 999 years from 29th September 1963

MAINTENANCE £1,250 per half year

GROUND RENT £25 per annum

LINCOLN COURT

HOVE

APPROXIMATE GROSS INTERNAL AREA
57.2 sq m / 615 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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