



## Flat 8, 50 The Drive

Hove BN3 3JD

Guide Price: £300,000- £325,000  
Leasehold

- IMMACULATE APARTMENT
- DELIGHTFUL KITCHEN/LIVING ROOM
- TWO BEDROOMS
- MODERN BATHROOM
- CENTRAL LOCATION
- UPVC DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- FOURTH FLOOR

A beautifully presented two-bedroom apartment forming part of the fourth floor of a well-maintained purpose-built development, offering bright, spacious and stylish accommodation throughout.

The standout feature of the property is the impressive open-plan kitchen and living area, where three large windows flood the room with natural light and create a wonderful sense of space, while also offering a pleasant outlook. This versatile area is perfect for both relaxing and entertaining.

The apartment further benefits from two well-proportioned bedrooms and a contemporary white bathroom suite, all finished to a high standard.

Perfectly positioned in this highly sought-after location, the property is just a short walk from Hove mainline station and the seafront. The renowned County Cricket Ground is only moments away, while a fantastic selection of independent shops, cafés, restaurants, and local amenities are all within easy reach.

**ENTRANCE HALL** Fitted cupboards, radiator.

**KITCHEN/LIVING ROOM** Three large UPVC double glazed windows offering ample light a nice outlook. The kitchen incorporates sink unit with drainer and mixer tap, adjacent workspace with cupboards and drawers under, matching eye level wall cupboards, integrated fridge/freezer, washing machine and dishwasher, inset ceramic hob with concealed extractor over, oven and microwave.

There are two radiators and a feature fireplace.

**BEDROOM 1** Fitted wardrobes, UPVC double glazed window, radiator.

**BEDROOM 2** Cupboard housing 'Baxi' gas fired boiler, UPVC double glazed window, radiator.

**BATHROOM** White suite comprising panelled bath with shower over, glazed shower screen, wash hand basin with drawers under, low level w.c., heated ladder style towel rail.

## OUTGOINGS

**LEASE** 146 years remaining

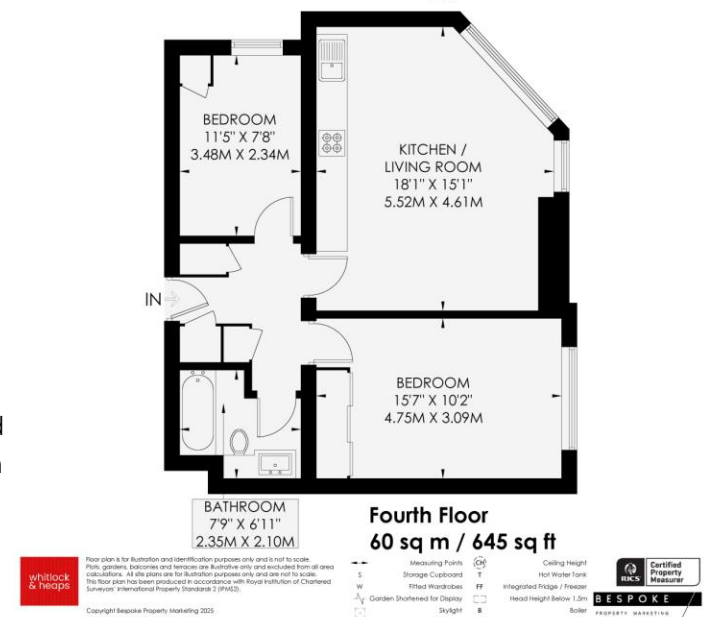
**MAINTENANCE** £1,800 per half year.

**Council Tax Band C as sourced from the Brighton and Hove council website. Please note we cannot be held responsible for this information and would recommend you complete your own checks.**

## THE DRIVE, HOVE

HOVE

APPROXIMATE GROSS INTERNAL AREA  
60 sq m / 645 sq ft



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