



## WEST VIEW THE DRIVE

### HOVE, BN3 6JB

LEASEHOLD

Situated in the sought-after West View on The Drive, Hove, this superbly presented first-floor apartment offers a perfect blend of space, style, and convenience. Ideally located within walking distance of Hove Station, the seafront, and the vibrant shops, cafes, bars, and restaurants of Church Road, as well as excellent bus links into Brighton city centre.

The property features a spacious and bright lounge diner, enhanced by wood-effect flooring and a dual aspect that fills the room with natural light. A key feature is its superb south facing balcony nicely surrounded by greenery.

The modern separate kitchen boasts shaker style units and a handy breakfast bar, ideal for casual dining. Both bedrooms are generously sized doubles, complete with built-in wardrobes for ample storage. The apartment also benefits from a beautifully presented bathroom, and a brilliant study off the hallway.

The residents enjoy the 'Rights To Manage' which really shows on how superbly maintained the building, communal areas and gardens are.

Additionally the property includes an allocated under cover parking space, a residents lift and access to a communal bike storage room.

A fantastic opportunity to enjoy stylish and comfortable living in a prime Hove location!

# Nicholas James

SALES LETTINGS AUCTIONS











## West View

Approximate Gross Internal Area = 76.0 sq m / 818 sq ft

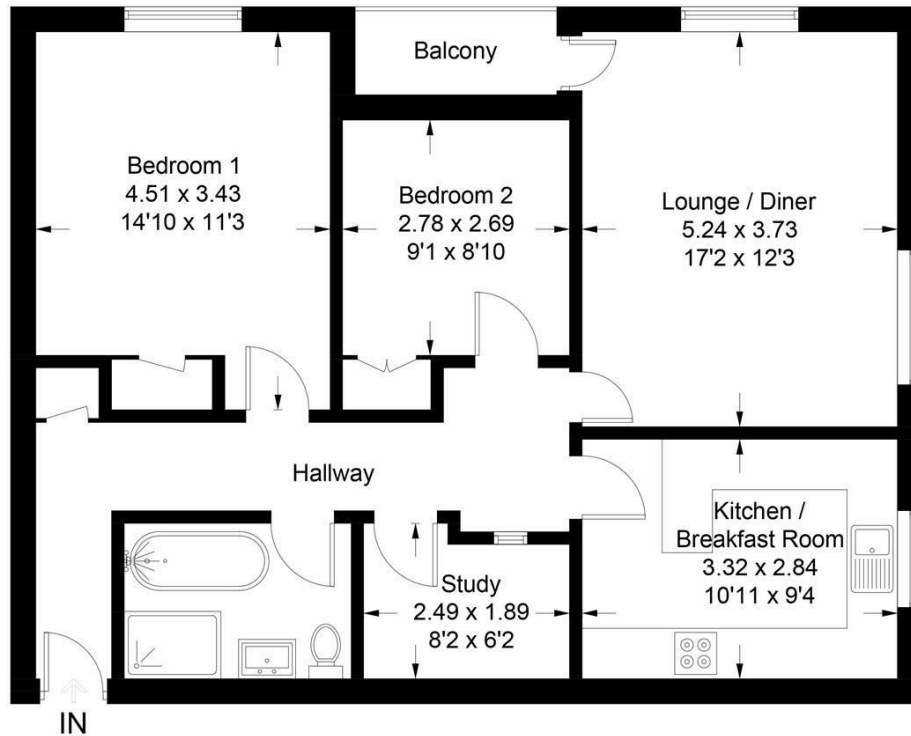


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1293803)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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