



The Drive, Hove



Guide Price
£500,000
Share of Freehold

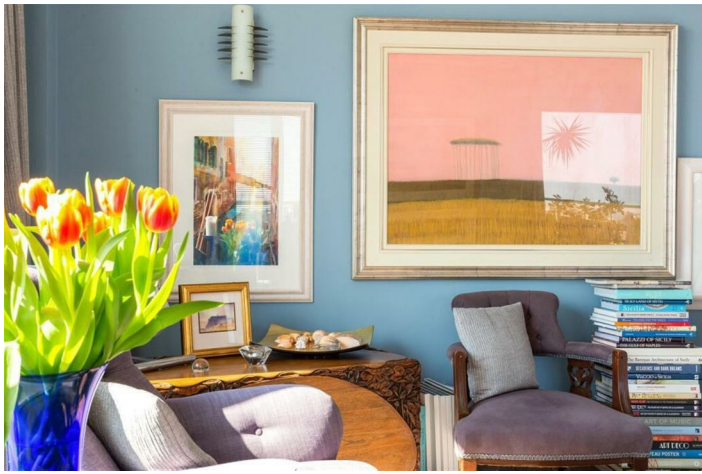
- AN EXCEPTIONAL TWO DOUBLE BEDROOM PENTHOUSE
- TWO PRIVATE ROOF TERRACES
- SINGLE GARAGE
- NO ONWARD CHAIN
- DELIGHTFUL PANORAMIC VIEWS TOWARDS THE SEA AND SOUTH DOWNS
- SHARE OF FREEHOLD
- PERFECT CENTRAL HOVE LOCATION

Robert Luff & Co are delighted to bring to market this exceptional two double bedroom Penthouse located on the ever popular, The Drive. Situated on the top floor of this purpose built residence, the accommodation offers: lounge, separate modern fitted kitchen, two double bedrooms, bathroom two private roof terraces with exceptional views. Other benefits include: a garage, no onward chain and a long lease!

The Drive is perfectly positioned in this central Hove location, being just moments from Church Road with its comprehensive range of independent restaurants, bars and shops, whilst also being just a short distance from Hove mainline railway station in one direction and 5 minutes from Hove Seafront.

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www.robertluff.co.uk

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Accommodation

Entrance Hall

Kitchen 9'8 x 6'10 (2.95m x 2.08m)

Dining Room 15'7 x 10'2 (4.75m x 3.10m)

Sitting Room 12'6 x 11'9 (3.81m x 3.58m)

Sun Room 8'10 x 7'9 (2.69m x 2.36m)

Sun Room 9'1 x 8'6 (2.77m x 2.59m)

Bedroom One 12'8 x 11'8 (3.86m x 3.56m)

Bedroom Two 10'10 x 8'11 (3.30m x 2.72m)

Bathroom

Roof Terrace 10'10 x 9'2 (3.30m x 2.79m)

Second Roof Terrace 10'11 x 9 (3.33m x 2.74m)

Garage 17'6 x 8'8 (5.33m x 2.64m)

AGENTS NOTES

SHARE OF FREEHOLD: 933 YEARS REMAINING

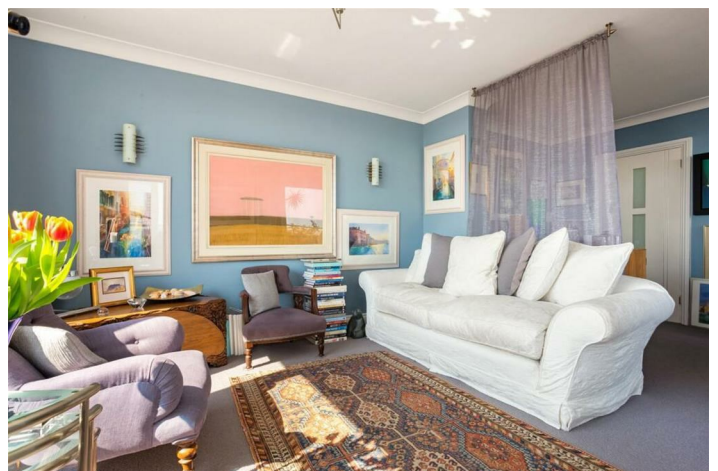
SC: £5,520 PA

GROUND RENT: £45

GARAGE GROUND RENT: £3

EPC: D

COUNCIL TAX: E



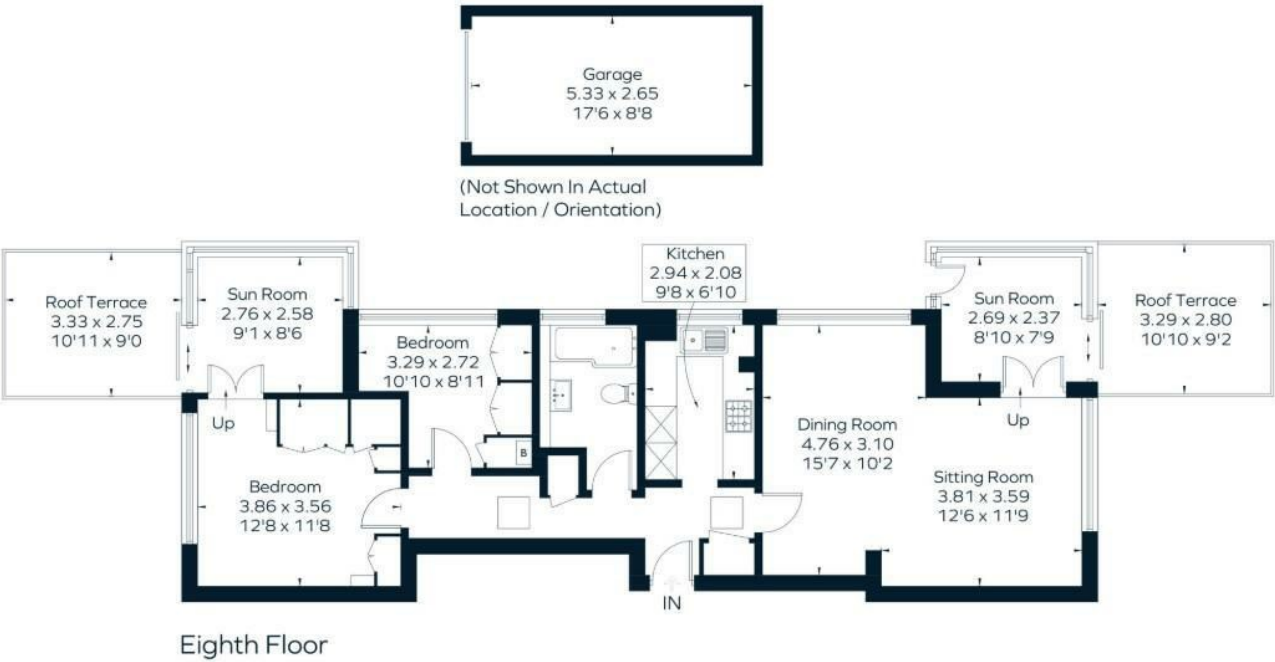
28 Blatchington Road, Hove, East Sussex, BN3 3YN

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Floorplan

Approximate Area = 86.9 sq m / 935 sq ft
Garage = 14.1 sq m / 152 sq ft
Total = 101 sq m / 1087 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

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		
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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.