



9 The Upper Drive

Hove, BN3 6GR

Guide price £1,000,000

Positioned on The Upper Drive, this outstanding penthouse offers bright, spacious and beautifully arranged accommodation extending to approximately 1,135 sq ft, with the major advantage of a substantial private roof terrace and balcony enjoying far reaching rooftop views towards the sea. The building also benefits from lift access to the third floor, making the apartment easily accessible, with the lift also serving the lower ground floor parking level.

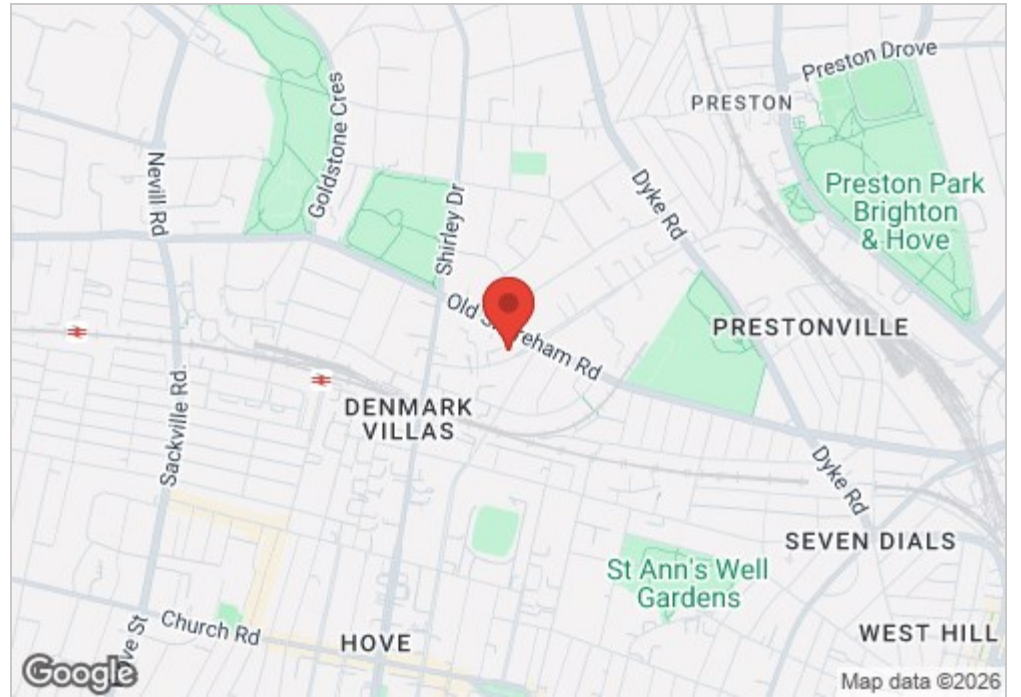
The heart of the home is the superb open plan kitchen, living and dining room, a wonderful space for both day to day living and entertaining. The lounge opens directly onto the front balcony where there are lovely far reaching sea views, creating a real sense of light and openness. The kitchen is sleek and contemporary, featuring a breakfast bar, granite worktops, excellent storage and generous workspace, all flowing seamlessly into the main reception area.

To the rear of the apartment are three well proportioned bedrooms, all positioned to enjoy privacy and direct access to the outside space. The principal bedroom benefits from fitted wardrobes, an en suite shower room and doors opening straight onto the terrace. A modern family bathroom serves the remaining bedrooms.

A standout feature of this home is the impressive private roof terrace, which enjoys lovely far reaching sea and rooftop views and provides a superb sun trap, ideal for sunbathing, outside dining and summer BBQs. This is a rare outside space for a central Hove apartment and gives the property a real penthouse feel.

What makes this opportunity even more exciting is that the purchase includes the freehold to the entire building. This gives buyers genuine long term potential, whether as an investment, development project or to further enhance the existing apartment. The neighbouring block has secured planning permission to create three additional apartments within the airspace, highlighting the future possibilities here. Subject to the necessary planning consents, there may also be scope to extend the existing apartment into a duplex or enlarge the current penthouse further into the terrace to create an even more substantial home.

Further benefits include two covered allocated parking spaces with an EV charging point, communal gardens and an outstanding position in central Hove, moments from Hove Station and within easy reach of Church Road's excellent range of shops, cafes, restaurants and bars.

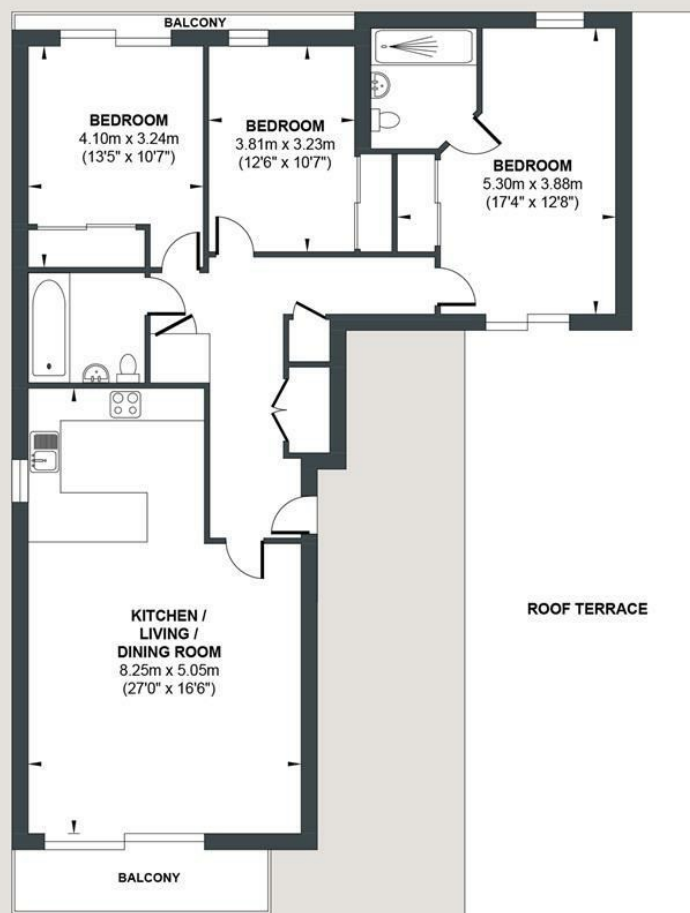


- Three bedroom penthouse apartment, 1,135 sq ft,
- Freehold to the whole building included
- Scope to enlarge into a larger penthouse or duplex
- Stunning private roof terrace ideal for BBQs and sunbathing
- Two covered allocated parking spaces with EV charging point
- Occupying the entire top floor
- Development potential subject to planning
- Far reaching sea views from the lounge and balcony
- Spacious open plan living with modern fitted kitchen
- Lift access to the third floor

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		
	80	80
England & Wales	EU Directive 2002/91/EC	

THE UPPER DRIVE

Approx. Gross Internal Floor Area = 105.48 sq m / 1135.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Approximate Floor Area
1135.37 sq ft
(105.48 sq m)



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All measurements are approximate

