



Guide Price
£600,000
Freehold

King George Vi Drive, Hove

- A BEAUTIFULLY PRESENTED
- TWO DRIVEWAYS
- THREE BEDROOM FAMILY HOME
- GARAGE
- NO ONWARD CHAIN
- LANDSCAPED REAR GARDEN
- HIGHLY SOUGHT AFTER GOLDSTONE LOCATION

*** GUIDE PRICE £600,000 - £650,000 ***

Robert Luff & Co are delighted to bring to market King George Vi Drive which is one of Hove's most desirable areas. Set back from the popular Hove Park you are in the ideal location. This quiet residential area, close to Goldstone Valley has excellent amenities with local shops, parks and quaint cafés, as well of some of the areas most exceptional schools. This family home is surrounded by excellent bus routes and has easy access to the A23 and A27. The property is a short journey into Brighton & Hove city centre.

Accommodation offers; sitting room, kitchen / dining room, three double bedrooms, a family bathroom and ground floor WC. Other benefits include; recently renovated, Landscaped rear garden, two private driveways, garage and no onward chain.

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Accommodation

Entrance Hall

Ground Floor WC

Kitchen/Living/Diner 25'6 x 21'9 (7.77m x 6.63m)

Conservatory 11'8 x 7'5 (3.56m x 2.26m)

Bedroom One 11'11 x 10'9 (3.63m x 3.28m)

Bedroom Two 10'9 x 8'6 (3.28m x 2.59m)

Bedroom Three 9'8 x 8'11 (2.95m x 2.72m)

Bathroom

Landscaped Rear Garden

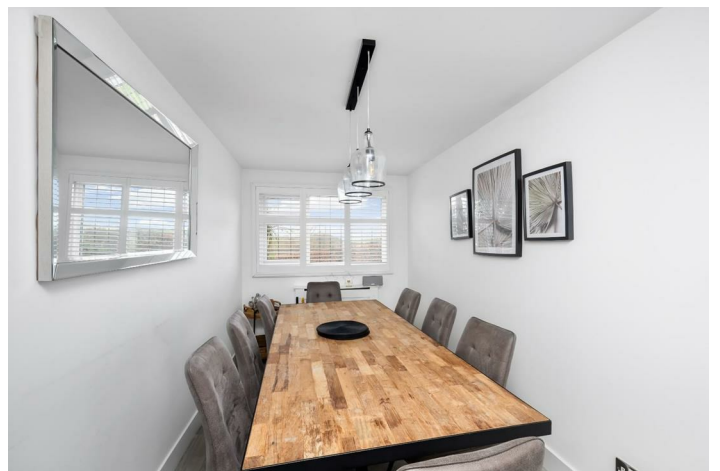
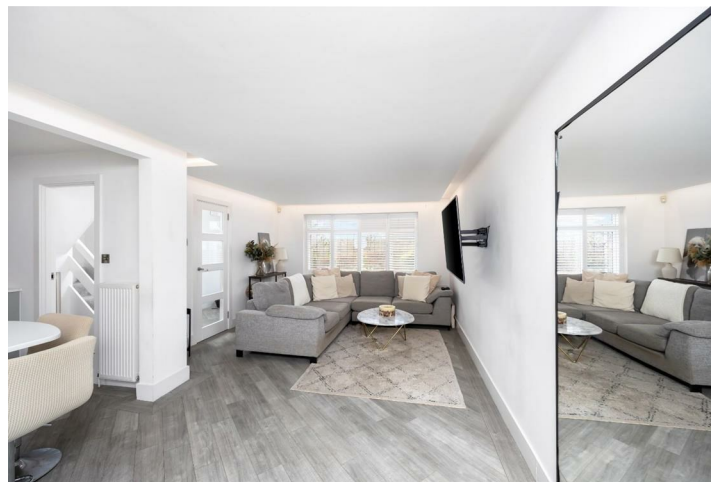
Garage 19'3 x 8'7 (5.87m x 2.62m)

Two Driveways

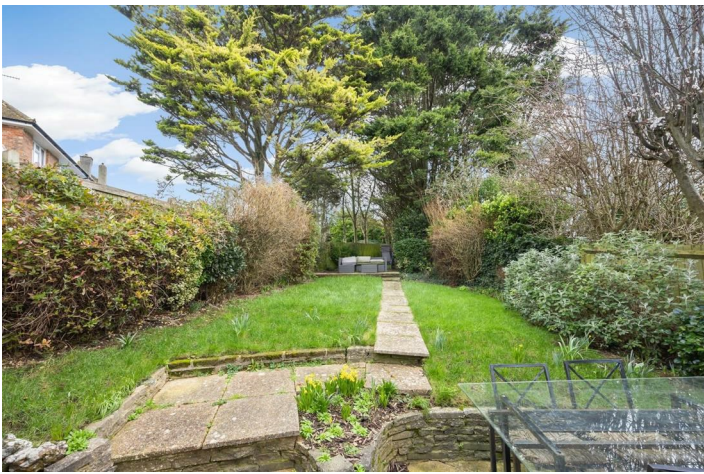
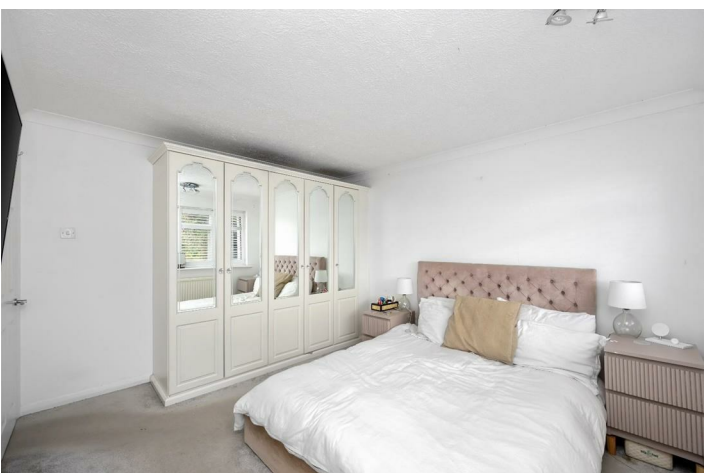
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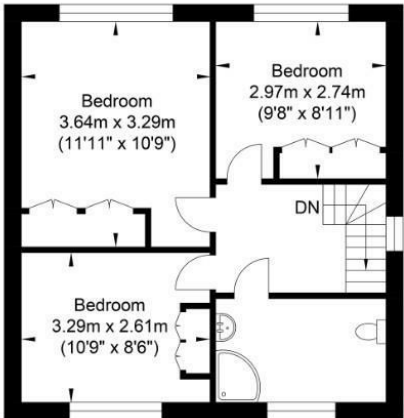
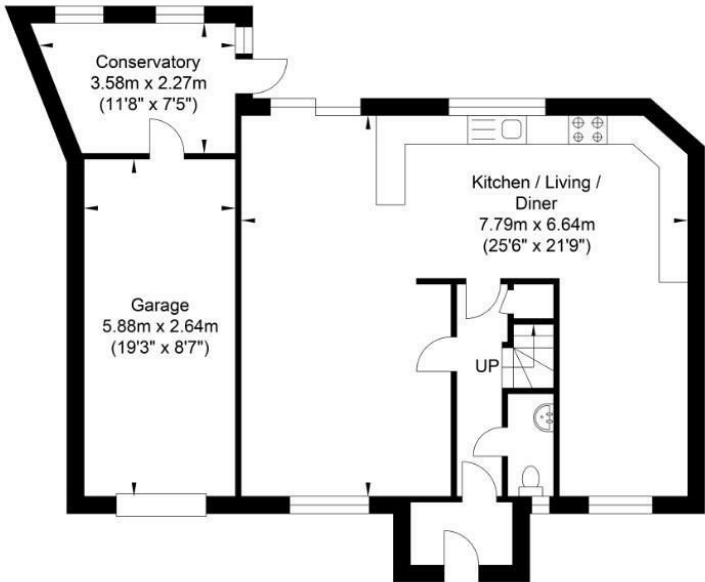
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King George



Ground Floor
Approximate Floor Area
830.54 sq ft
(77.16 sq m)

First Floor
Approximate Floor Area
454.55 sq ft
(42.23 sq m)

Approximate Gross Internal Area= 119.39 sq m / 1285.10 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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.