



## The Drive, Hove



O.I.R.O  
£375,000  
Leasehold

- TWO BEDROOM PURPOSE BUILT APARTMENT
- NO ONWARD CHAIN
- PRIVATE BALCONY
- GOOD DECORATIVE ORDER THROUGHOUT
- SINGLE GARAGE

Robert Luff & Co are delighted to bring to market this bright, airy, two double bedroom apartment on the ever popular The Drive. Situated on the fourth floor of this purpose built residence, the accommodation offers: lounge, separate kitchen, two double bedrooms, bathroom and storage cupboards. Other benefits include: a garage, no onward chain & share of freehold.

The Drive is perfectly positioned in this central Hove location, being just a short distance 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 the beach in the other.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
Luff & Co  
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## Accommodation

### Agents Notes

Council Tax: D

EPC: TBC

935 Year Lease



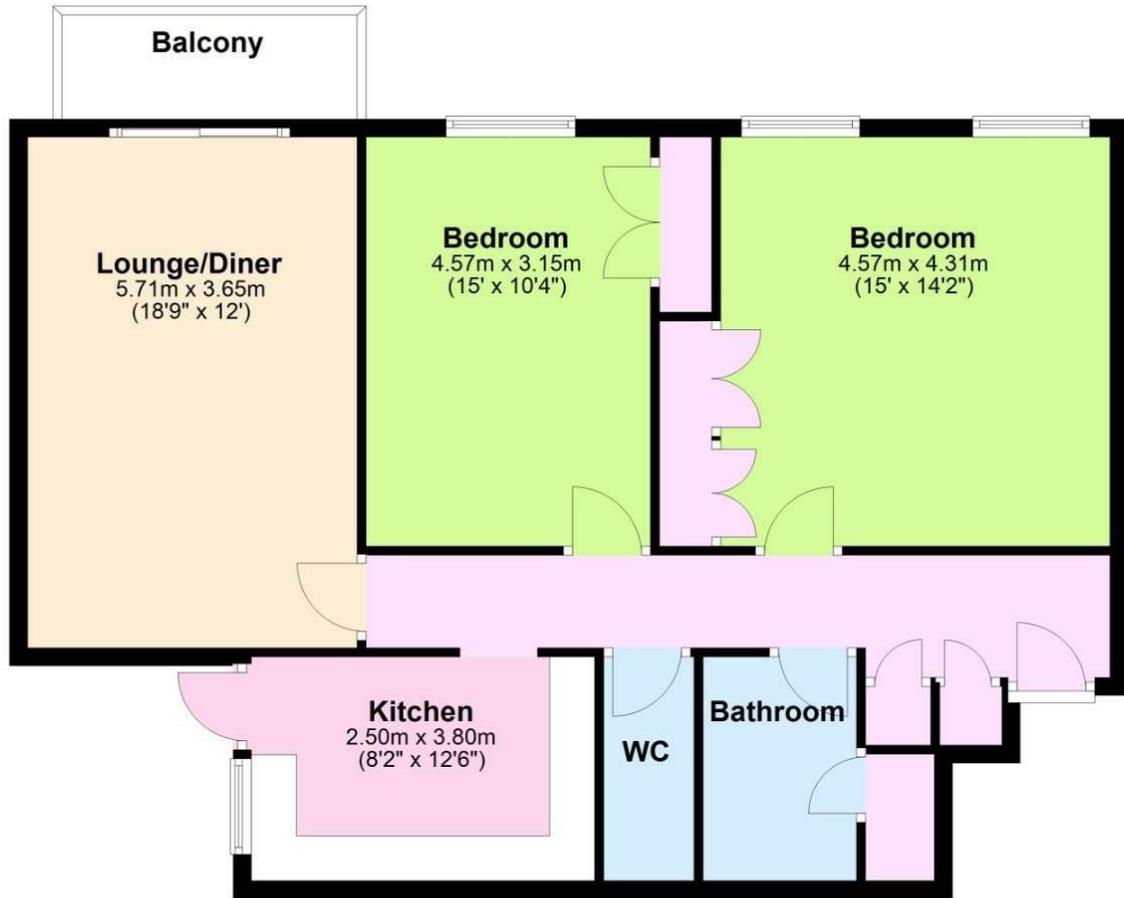
28 Blatchington Road, Hove, East Sussex, BN3 3YU

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### Floor Plan

Approx. 89.2 sq. metres (960.1 sq. feet)



Total area: approx. 89.2 sq. metres (960.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary 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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

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