



1



1



1



C



Description

Robert Luff & Co are delighted to bring to market this one bedroom retirement flat. Located in The Drive Conservation Area, just moments from both the seafront and the bustling shops and cafés of Church Road. Hove train station is close at hand, with convenient mainline links to London. This two bedroom apartment benefits from easy access to the garden, residents lounge, laundry room, parking for both residents and guests at the rear of the property and a bus stop outside providing easy access to all areas of the City.

Built by McCarthy & Stone, Homedrive House comprises 58 self-contained retirement flats for the over 60s in a highly sought after area of Hove.



Key Features

- ONE BEDROOM RETIREMENT FLAT
- LIFT ACCESSING ALL FLOORS
- GUEST ACCOMODATION
- THIRD FLOOR FLAT
- RESIDENTS PARKING, LOUNGE & LAUNDRY FACILITIES
- COMMUNAL GARDENS



robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |



Entrance Hall

Lounge / Diner
4.35 x 3.67 (14'3" x 12'0")

Kitchen
2.09 x 1.67 (6'10" x 5'5")

Bedroom
4.45 x 2.66 (14'7" x 8'8")

Shower Room

Agents Notes

Tenure: Leasehold - 59 years
 Ground Rent – £531.16 pa
 Service Charge - £4,552.46 pa
 EPC - C
 Council Tax Band: B



robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |



Floor Plan The Drive

Floor Plan

Approx. 43.1 sq. metres (464.4 sq. feet)



Total area: approx. 43.1 sq. metres (464.4 sq. feet)



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			
		71	81

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.

robertluff.co.uk

28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |