



## Harley Court, The Drive, Hove

£325,000

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# Harley Court, The Drive, Hove, East Sussex, BN3 3JE

An exceptional first-floor apartment that has a delightful blend of historic charm and modern convenience. This flat presents an excellent opportunity for those looking to embrace the vibrant lifestyle and all that Hove has to offer.

The spacious accommodation comprises of a dual aspect reception room with space to dine and contemporary kitchen with matching island unit that has soft close drawers and seating space to one side. There is a double bedroom with fitted storage, bathroom with a bath and separate shower enclosure as well as a utility and storage cupboard.

Harley Court is a well-run and managed building, ensuring that residents enjoy a pleasant living experience. The property benefits from visitor parking, making it easy for friends and family to visit and there is a communal garage next to the property, providing secure space to park bikes plus additional storage. Located just half a mile from Hove mainline station, commuting to nearby cities or exploring the beautiful Sussex coastline is both convenient and accessible.

This property comes with a share of the freehold and approximately 954 years remaining on the lease, with its period features and contemporary living features, this flat is a rare find in Hove, perfect for those seeking a stylish and comfortable home.

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Situated within an impressive Victorian mansion, which boasts high ceilings adorned with period cornice, in addition to architrave and skirting boards that evoke a sense of grandeur. As you enter the main entrance, you are greeted by the stunning original Minton tile flooring and a grand original staircase rising to the first floor, additionally, there is also a convenient passenger lift.

The dual aspect reception room is a highlight of this apartment, featuring a large bay with sash windows that flood the space with natural light. This room seamlessly opens to a contemporary kitchen equipped with integrated appliances, making it perfect for both entertaining and everyday living. The double bedroom is generously sized and benefits from a built-in wardrobe, offering ample storage and westerly aspect views that enhance the tranquil atmosphere. A tasteful décor is applied throughout this apartment, featuring Farrow & Ball finishes, which adds a touch of elegance and sophistication to the living space.

Thoughtfully designed, the modern bathroom features both a bath and separate shower enclosure, catering to all your needs. Additionally, the entrance hall includes a utility cupboard with space and provision for a washing machine, adding to the practicality of this home. The entrance hall also has ceiling access to a large loft space, ideal for additional storage. The acoustically boarded ceiling enhances the overall ambiance and ensures a peaceful environment within your home.

## Location

Harley Court is located in The Drive near the corner to Eaton Road, a wide, tree-lined street in central Hove. This prestigious location mainly comprises of imposing mellow brick Victorian mansions and affords easy access to Church Road with its array of eateries, wine bars, boutiques and independent shops, there are also regular bus services giving direct access to Brighton City centre and beyond from this location. The seafront and Hove Lawns are approximately half a mile in distance, as is Hove train station providing direct links to London, for those that commute.

## Additional Information (as advised by our client)

EPC rating: D

EPC Internal measurement: 53 Square metres (570.48 Sq Ft)

Tenure: Share of Freehold - 954 years remaining on the Lease

Service charge: £2,727 per year

Ground Rent: Not applicable

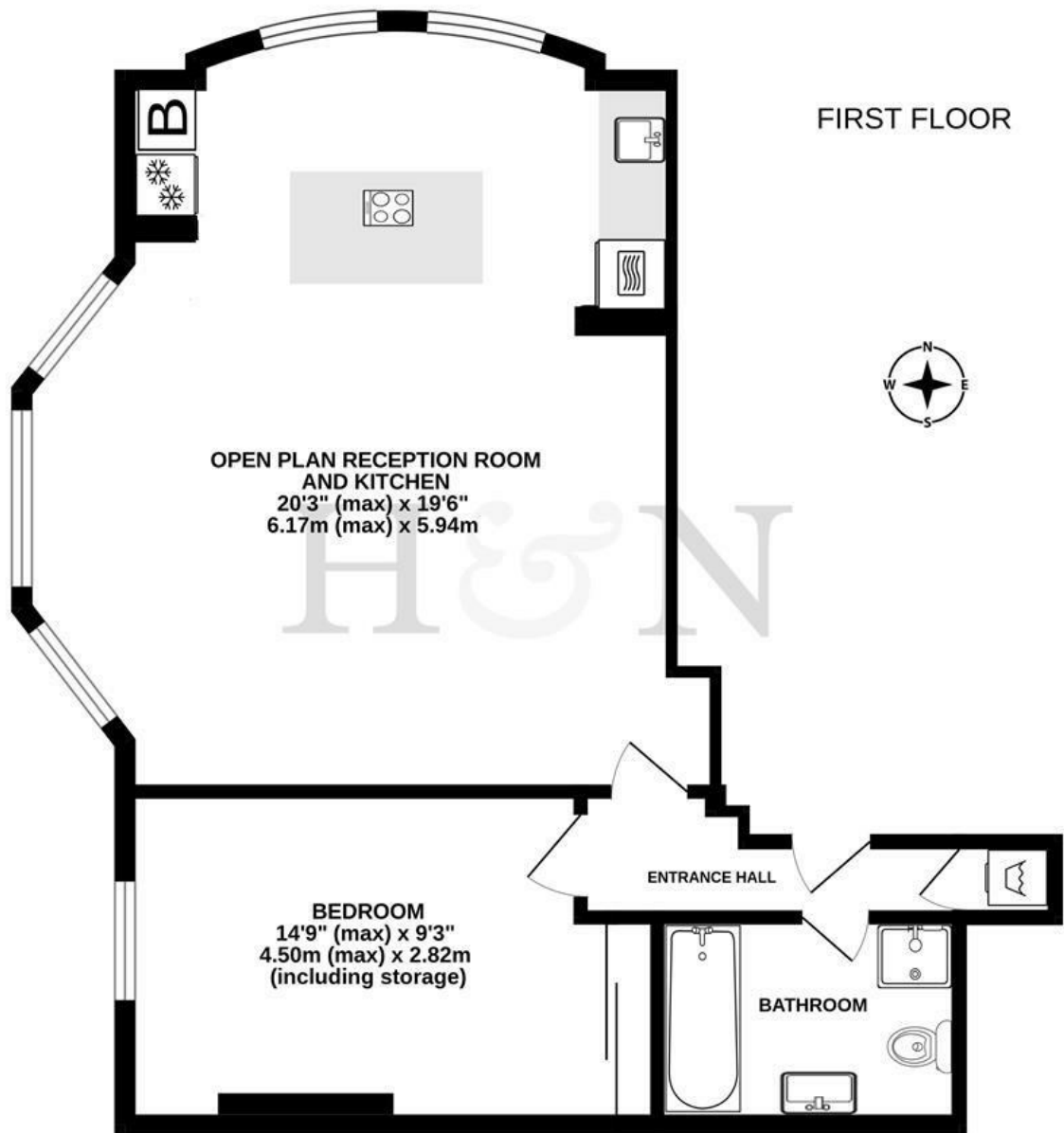
Council tax band: B

Parking zone: N

Communal Garage: Available for bike and additional storage.







TOTAL FLOOR AREA : 570sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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