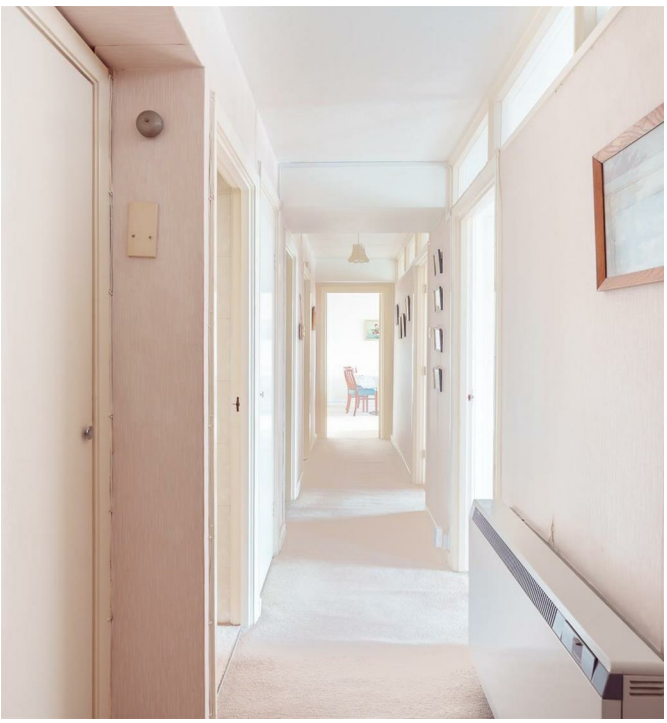
Normandy House
Hove

HEALY & NEWSOM

EST. 1990



Normandy House, Hove, BN3 3JB

Guide Price £300,000 to £325,000

Situated in the desirable location of Normandy House on The Drive in Hove, this fifth-floor flat presents an excellent opportunity for those seeking a home with stunning views and the potential for personalisation. Boasting two generously sized double bedrooms, both equipped with built-in double wardrobes, this property offers ample storage space to accommodate your needs.

The spacious living room is a highlight of the apartment, providing a comfortable area for relaxation and dining, while the west-facing balcony has far-reaching sea and coastal views, perfect for unwinding after a long day. The kitchen, although in need of refurbishment, offers a blank canvas for you to create your dream culinary space. Additionally, the flat features a separate bathroom and toilet, providing convenience for residents and guests alike. There is additional storage in the lower ground floor of the building, the locker is a good size and is secure.

This purpose-built flat is sold with no onward chain and includes a share of the freehold, making it an attractive proposition for both home buyers and investors. While the property requires modernisation throughout, it presents a unique opportunity to tailor the space to your personal taste and style.

With its prime location in Hove, you will find yourself within easy reach of local amenities, transport links, and the beautiful coastline. This apartment is not just a home; it is a chance to embrace a lifestyle enriched by the charm of Hove and living by the sea.

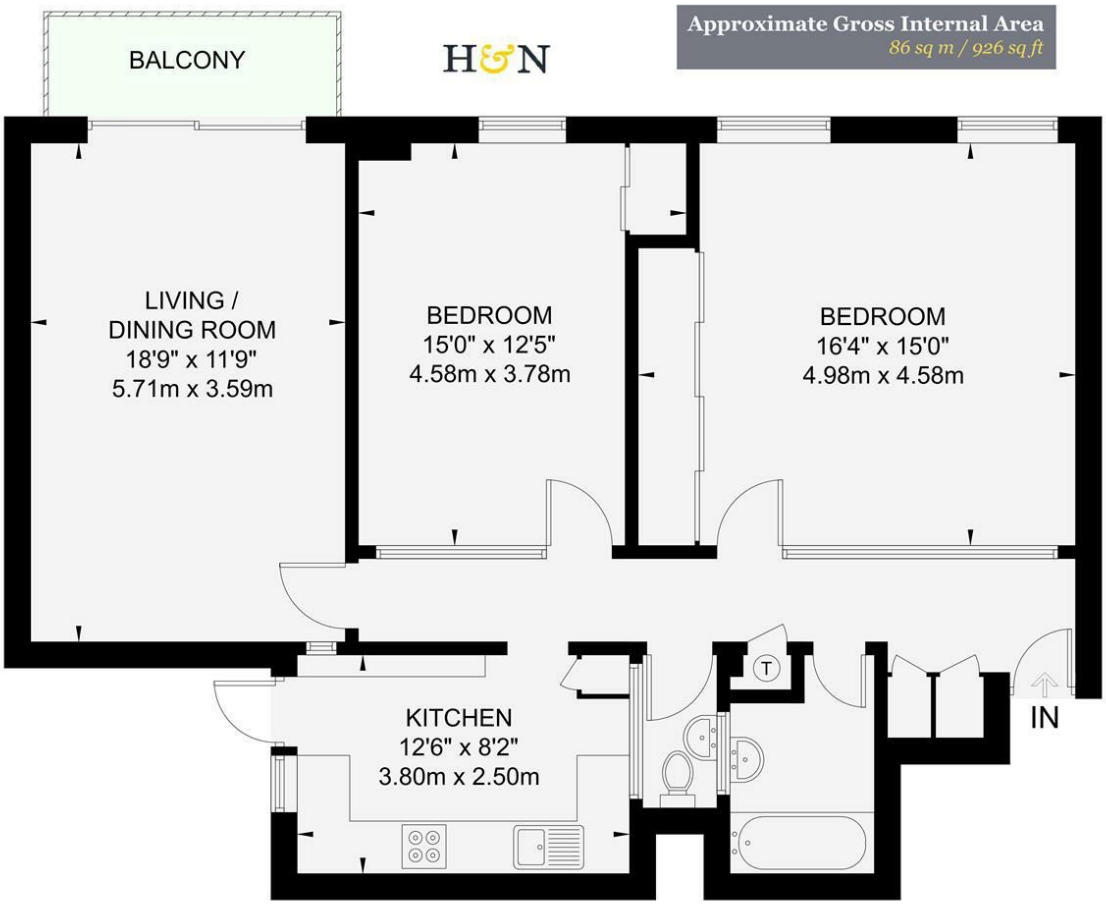
Location

This property is in an excellent central Hove location, ideally positioned for all that Brighton and Hove has to offer in addition to being surrounded by impressive period architecture. Hove mainline station is less than half a mile in distance and provides convenient commuter links to London and Gatwick. There are regular bus services on your door step allowing easy travel all across the city and to nearby towns and villages.

This area has an extensive selection of café's, shops, bars and restaurants in nearby Church Road, George Street and Blatchington Road. A short distance away are the green open spaces of St Ann's Wells, Hove Park and a short leisurely stroll towards the sea down Grand Avenue, takes you directly onto Hove Lawns and the seafront. Nearby, Palmeira Square and Adelaide Crescent also offer open spaces to relax and for cricket fans the County ground is situated on Eaton Road. The renowned Marrocco’s is close at hand on King’s Esplanade with handmade Italian ice-cream, perfect for hot summer days.

Additional Information

(As advised by our client)
EPC Rating: D
Internal measurements: 86 Square metres / 926 Square feet
Tenure: Share of Freehold - 933 years remaining on the Lease
Service Charges: £2,080.34 per year in addition the reserve fund of £886.80 per year
Council Tax Band: D
Residents Parking Zone: N



Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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	Measuring Points	CH	Ceiling Height
S	Storage Cupboard	T	Hot Water Tank
W	Fitted Wardrobes	FF	Integrated Fridge / Freezer
	Garden Shortened for Display		Head Height Below 1.5m
	Skylight	B	Boiler

VERY IMPORTANT NOTES
Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser.

2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).

3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.

4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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