



Normandy House, The Drive, Hove

Guide price £450,000 to £500,000





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Positioned in the desirable area of The Drive, Hove, this stunning three bedroom penthouse apartment has a private wrap around roof terrace with panoramic south, west, east and north views of the sea, city and South Downs. With its prime location, residents can enjoy the vibrant lifestyle that Hove and Brighton has to offer, while also benefiting from the tranquillity of a residential setting.

This impressive property boasts a generous 20ft living room, perfect for entertaining guests or simply relaxing in style, a rare find in Hove, combining spacious accommodation with breath-taking views and modern conveniences. There is also the added benefit of a GARAGE, which is located in a private car park to the rear of the building.

It is an excellent opportunity for those seeking a stylish home in a sought-after location, with a share of the freehold and sold with no onward chain.

The apartment is situated on the ninth (top) floor of this imposing building, there are two elevators and well presented communal entrance and communal hallways. There are only two flats on the top floor as you step out the elevator, this property has the favoured south, east and northerly aspects so spectacular views can be seen from all principal rooms.

The large reception room is dual aspect with a door providing access to the roof terrace with direct views of the sea and coastline, further features include two spacious double bedrooms, both with built in wardrobes and a further single bedroom/office. The well-appointed bathroom and separate shower room ensures convenience for all residents.

One of the standout features of course is the wrap-around roof terrace, which presents spectacular panoramic views of the surrounding area, this can also be seen and accessed via a door from the kitchen diner. The unique outdoor space in this property is ideal for enjoying sunny afternoons or hosting gatherings under the stars.

This home also offers practical benefits, including ample storage solutions and a garage for secure parking of one vehicle.

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, regular bus services on your door step allow easy travel all across the city 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 and managing agent)

EPC Rating: G

Internal measurements: 94 Square metres / 1,020 Square feet (Excluding Roof Terrace)

Tenure: Share of Freehold - 933 years remaining on the Lease

Service Charges: £2,905.84 per year (includes buildings insurance)

Reserve Fund: £1,238.68 per year

Managing Agent: Ellmans

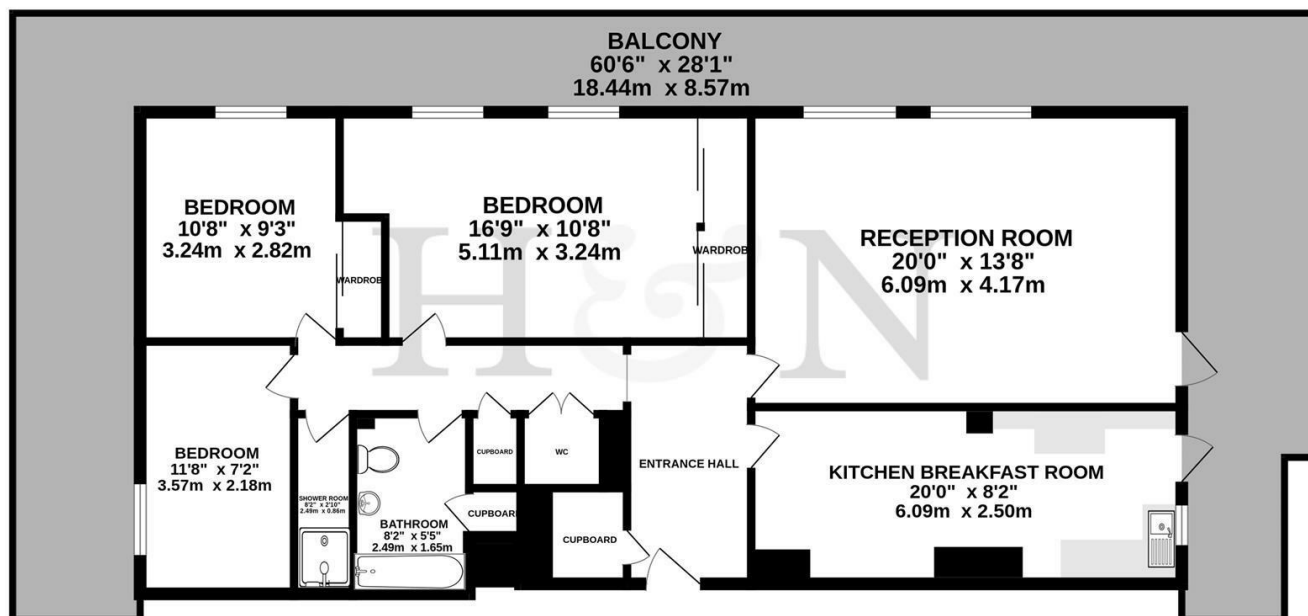
Council Tax Band: E

Residents Parking Zone: N





NINTH FLOOR PENTHOUSE



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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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19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

01273 746674
hove@healynewsom.co.uk
www.healynewsom.co.uk



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