

# 44, Copthorne Court The Drive

Hove, BN3 3JD

**Guide Price £375,000 - £400,000**

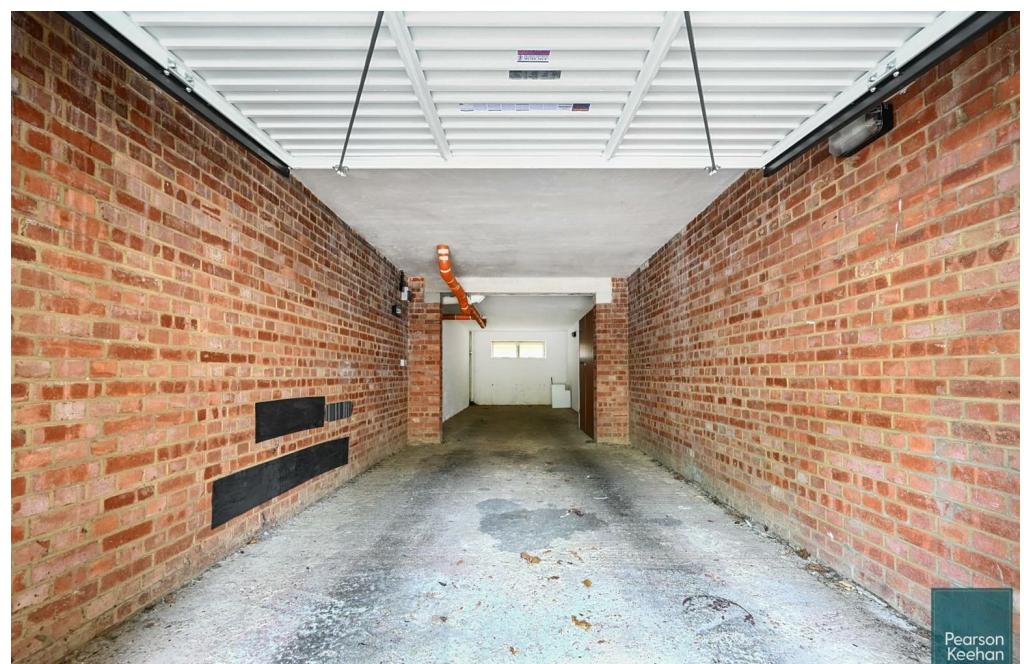
This well-presented two bedroom apartment situated in a prime location in Hove boasts a sunny balcony and triple length garage enabling secure parking for two/three cars and is being offered to the market with no chain.

Upon entering the spacious, fourth floor apartment, you are greeted by an expansive, open-plan kitchen and living room bathed in natural light. The contemporary kitchen features integrated appliances and a convenient breakfast bar, ideal for dining. The living area opens onto a private balcony, offering a tranquil space for relaxation. The accommodation includes two generously sized bedrooms and a modern bathroom, completing this attractive home.

The property also features an extremely spacious private garage, offering added convenience and ample storage space.

Conveniently located on The Drive, this property is within walking distance of Church Roads bustling thoroughfare, featuring numerous coffee shops, bars, and eateries. It is also close to several highly regarded primary and secondary schools. Hove Railway Station, located just a short distance away, provides excellent transportation links, making this property ideal for commuters.

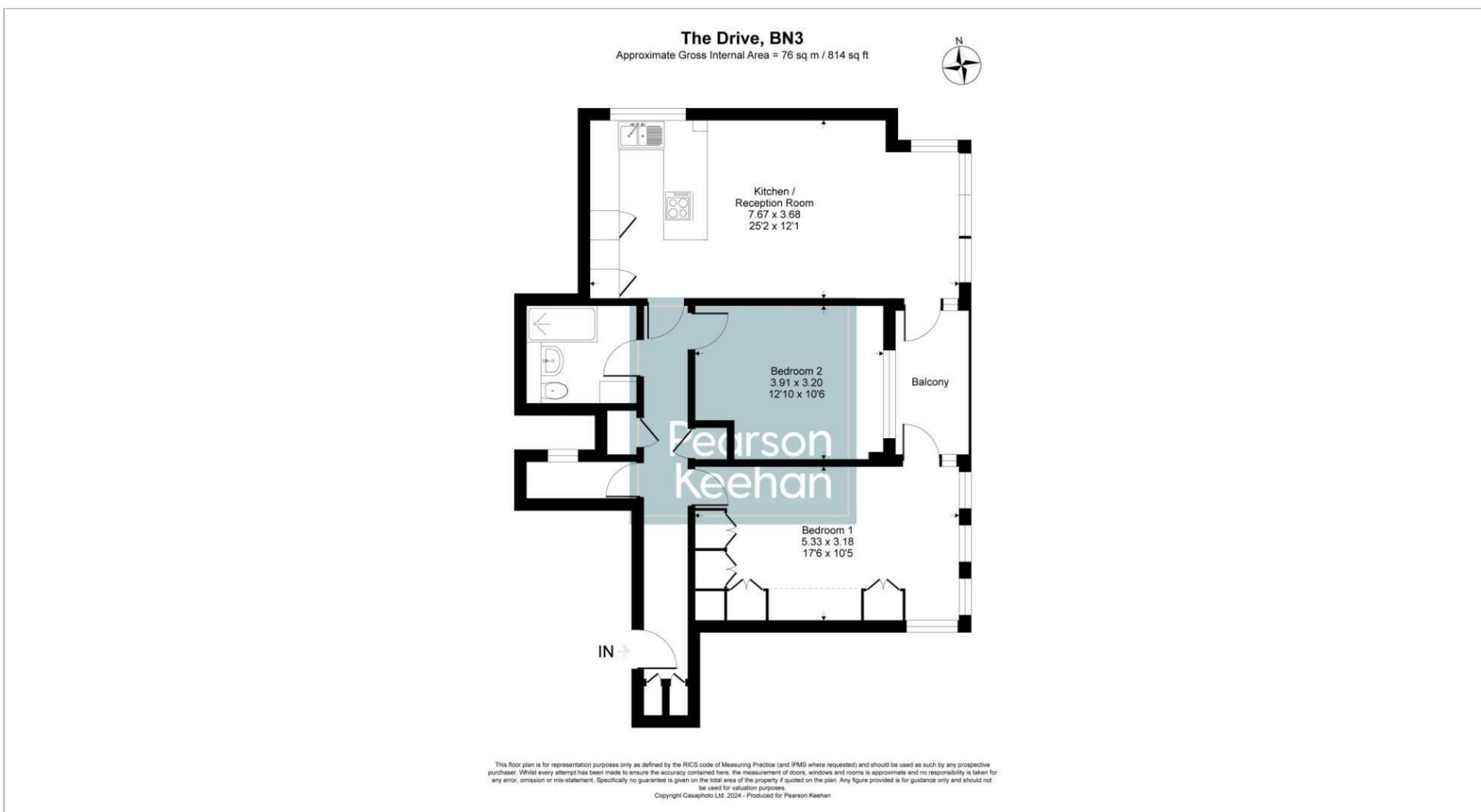
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Pearson Keehan



Pearson Keehan



| Energy Efficiency Rating                                   |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                 |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(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 <sub>2</sub> emissions                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |