



72 The Drive  
Hove, BN3 3PE  
Guide price £325,000



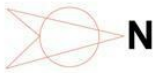
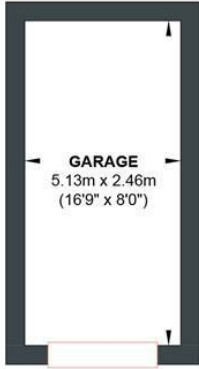
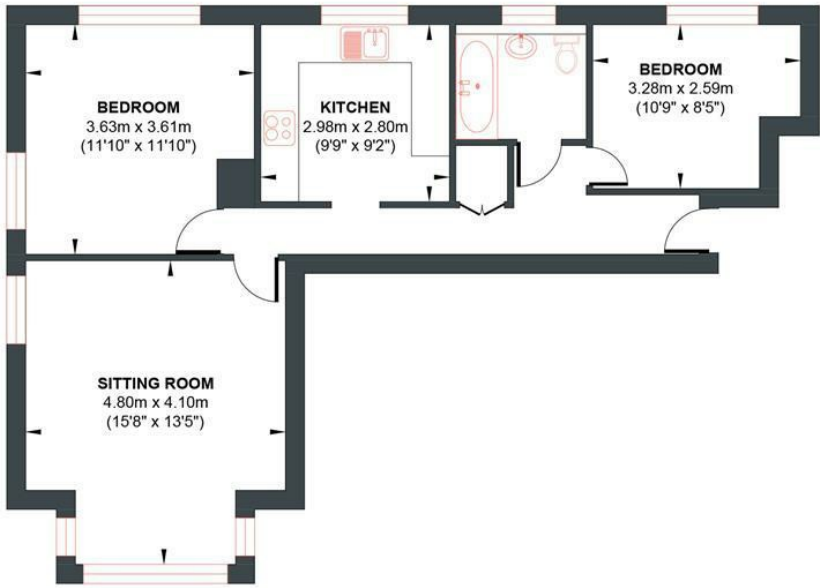
- Two Double Bedrooms
- Bright & Spacious Living Room
- Separate Fitted Kitchen
- White Suite Bathroom
- Ample Storage
- Gas Central Heating
- Communal Rear Garden
- GARAGE
- SHARE OF FREEHOLD
- Short Walk To Seafront, Shops & Station

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	75	75
EU Directive 2002/91/EC		



## THE DRIVE

Approx. Gross Internal Floor Area (Excluding Garage) 60.25 sq m / 648.52 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.



**First Floor**  
Approximate Floor Area  
648.52 sq ft  
(60.25 sq m)

**GARAGE**  
Approximate Floor Area  
135.84 sq ft  
(12.62 sq m)

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We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.  
All measurements are approximate

