

The Drive

Hove

LEXTONS / SALES
LETTINGS
AUCTIONS
COMMERCIAL



About the property

GUIDE PRICE £400,000 - £425,000

Positioned on the fifth floor of an attractive and well-maintained early twentieth-century building, this beautifully presented two-bedroom apartment offers generous proportions, abundant natural light and far-reaching views, including glimpses of the sea.

A spacious entrance hall leads into a central hallway, where striking natural wood herringbone flooring flows throughout much of the apartment, creating a sense of warmth and character. The impressive reception room is flooded with light from expansive windows and provides ample space for both living and dining areas. A substantial adjoining balcony extends the living space outdoors and enjoys an elevated outlook across the surrounding area.

The contemporary kitchen is finished to a high specification, featuring Quartz worktops, underfloor heating and a comprehensive range of integrated Neff appliances, including an induction hob, oven, microwave, dishwasher and fridge-freezer. Premium Grohe fittings further complement the quality finish.

Both bedrooms are well proportioned and benefit from bespoke Macassar ebony fitted wardrobes, while the spacious bathroom features both a bath and separate shower. A separate WC and additional hallway storage cupboard complete the accommodation. The apartment also benefits from a newly installed central heating system and dimmer-controlled lighting in the reception room and both bedrooms.

Situated on one of Hove's most prestigious tree-lined avenues, The Drive is ideally positioned moments from the cafés, restaurants, independent boutiques and everyday amenities of central Hove and Church Road. Hove Station is within easy walking distance, providing excellent commuter links, while the seafront and promenade are just a short stroll away at the end of the avenue. Offering the perfect balance of coastal living and urban convenience, this exceptional home is ideally suited to discerning purchasers seeking a prime Hove address.

The Drive Hove



2

BEDROOM

1

RECEPTION

1

BATHROOM

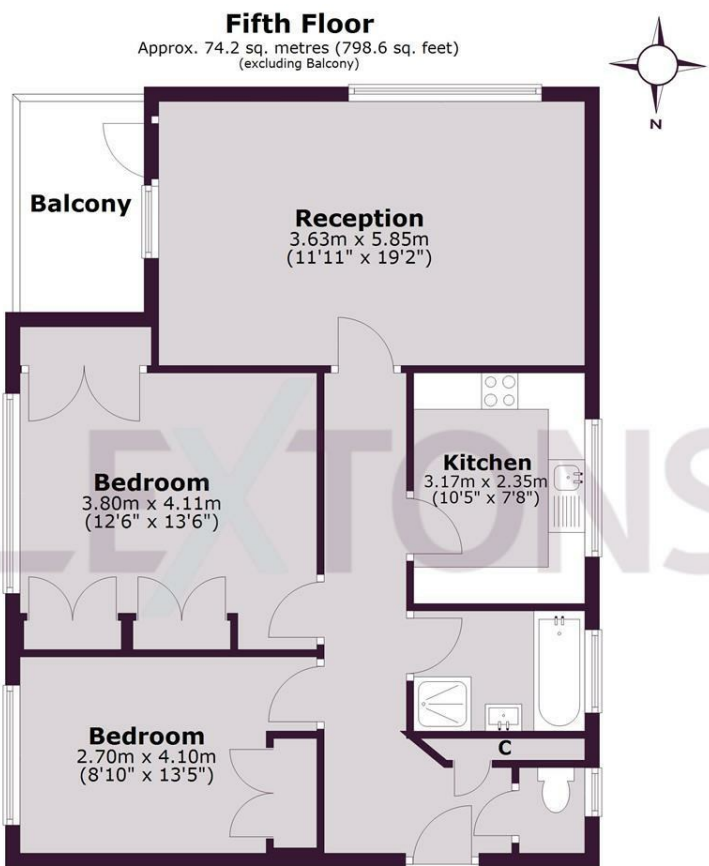








SCAN HERE TO OFFER ON THIS PROPERTY



Total area: approx. 74.2 sq. metres (798.6 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. Created for exclusive use for Lextons. All rights reserved. Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 74 | 79 |
| (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 | |



Call our sales team to arrange a viewing appointment:

01273 56 77 66

174 Church Road, Hove, BN3 2DJ
hovesales@lextons.co.uk | www.lextons.co.uk