

PHILLIPS & STILL

The Drive, Hove

Asking Price £350,000



- Two bedroom third floor purpose built apartment
- Good size lounge/diner
- Fully enclosed balcony
- Share of Freehold
- No onward Chain

To view all our homes: phillipsandstill.co.uk

Bowen Court, The Drive, Hove, BN3 3JF



You will not want to miss out on the opportunity to acquire this delightful two double bedroom third floor apartment with an enclosed balcony, no onward chain and Share of Freehold.

Sitting on the fourth of a modern purpose built block, well appointed for access to everything that central Hove offers. The hallway gives independent access to all rooms, a bright lounge giving access to a fully enclosed balcony, a well-presented kitchen, two double bedrooms, a bathroom with a separate W.C.

Leading onto Grand Avenue, The Drive is ideally located for all that Brighton and Hove has to offer. The bustling café culture, shops, bars and restaurants of Church Road, George Street and Blatchington Road are only a very short walk away and the green open spaces of St Ann's Well Gardens and Hove Park are within easy reach.

Hove Lawns, Palmeira Square and Adelaide Crescent offer plenty of green open spaces to relax in, while the beach and seafront is never far away. For cricket fans the County ground is found on Eaton Road.

Hove mainline station is less than half a mile away and provides convenient commuter links to London and Gatwick, and regular bus services travel all across the city.



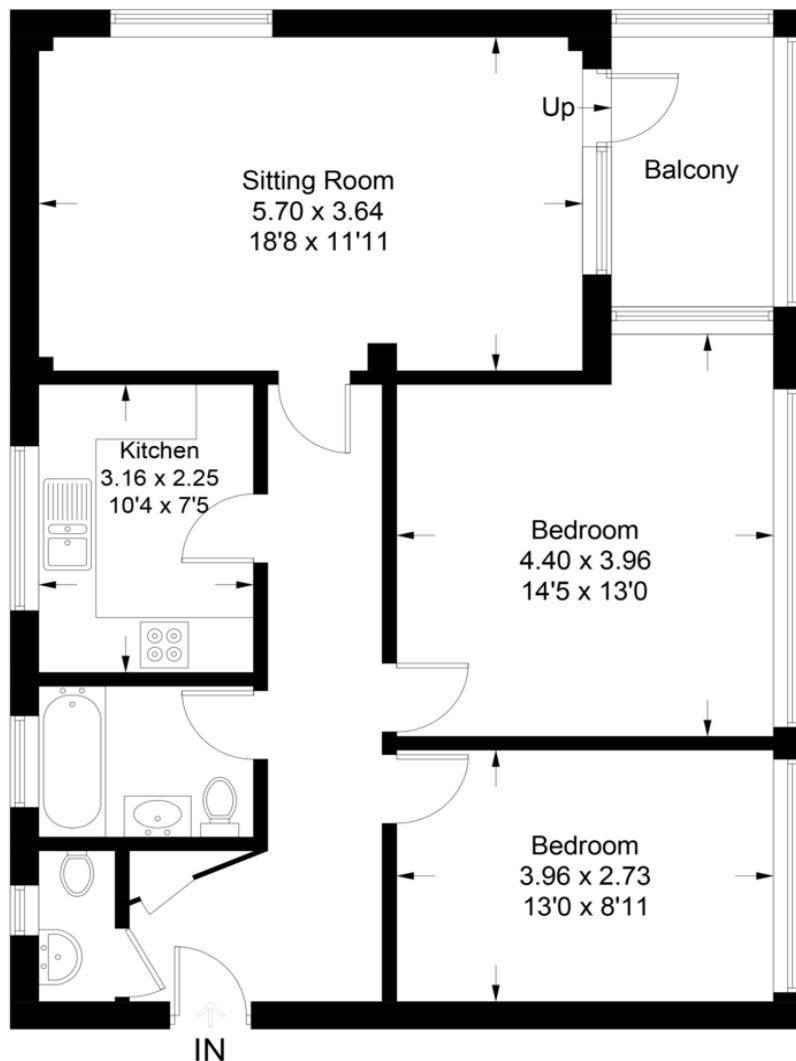
Picture this...

Just think of how it would feel to walk out of your front door and straight onto the beautiful Hove lawns and seafront! There you can take a stroll along with an ice cream and enjoy Brighton & Hove's picturesque views.

Alternatively, if you're looking for entertainment then you are within walking distance of the many fine bars, pubs and eateries that this City is so well known for.

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Approximate Gross Internal Area = 75 sq m / 807 sq ft



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

Accommodation

THIRD FLOOR

ENTRANCE HALL

WC

BATHROOM

BEDROOM TWO
13' 0" x 8' 11" (3.96m x 2.72m)

BEDROOM ONE
14' 5" x 13' 0" (4.39m x 3.96m)

KITCHEN
10' 4" x 7' 5" (3.15m x 2.26m)

SITTING/DINING ROOM
18' 8" x 11' 11" (5.69m x 3.63m)

ENCLOSED BALCONY





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

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www.phillipsandstill.co.uk