

# Flat 5, 11 The Drive

Hove BN3 3JE

Asking Price Of £230,000

- ONE DOUBLE BEDROOM
- PERIOD CONVERSION
- SHARE OF FREEHOLD
- SEPARATE KITCHEN
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES
- CLOSE TO SEAFRONT
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this one double bedroom flat forming part of the second floor of this period building. Boasting a good size living room with separate kitchen and a stones throw from Church Road.

Bus routes operate locally making public transport throughout the city easy. Church Road is very close by with its vast array of shopping facilities, eateries and cafés. Hove mainline train station is also close by for commutes out of the city. This flat is brought to market with no onward chain.

**ENTRANCE HALL** Cupboard housing electrics, separate storage cupboards, thermostat, intercom.

**KITCHEN** Incorporating stainless steel bowl sink with mixer tap and drainer, vinyl work surfaces with cupboards below and matching eye level cupboards, four ring electric hob with oven below and extractor above, space for: fridge and washing machine, sash window with easterly aspect.

**LIVING ROOM** Sash window with easterly aspect, radiator.

**BEDROOM** Sash window with easterly aspect, radiator.

**BATHROOM** Comprising panelled bath with shower over being partially tiled, 'Worcester' gas fired combination boiler, pedestal wash hand basin, low level w.c., sash window with southerly aspect.

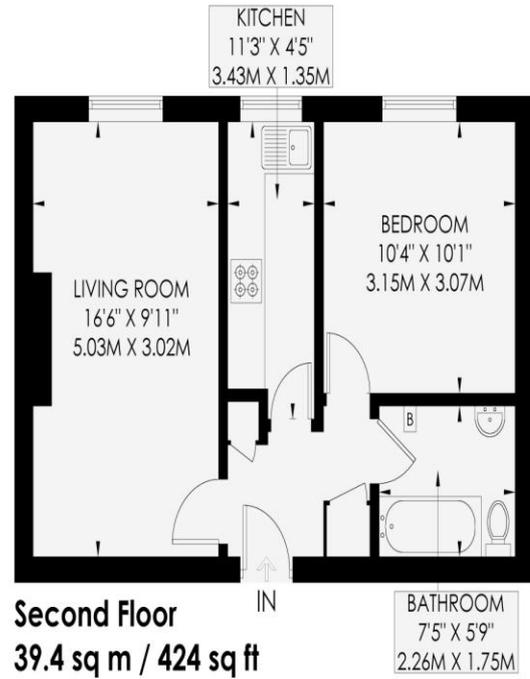
**OUTGOINGS** Share of freehold  
Lease 999 from 25th March 1981  
Service Charge for 6 months £764  
Car Parking: Zone N  
Council Tax: Band B

THE DRIVE

HOVE



APPROXIMATE GROSS INTERNAL AREA  
39.4 sq m / 424 sq ft



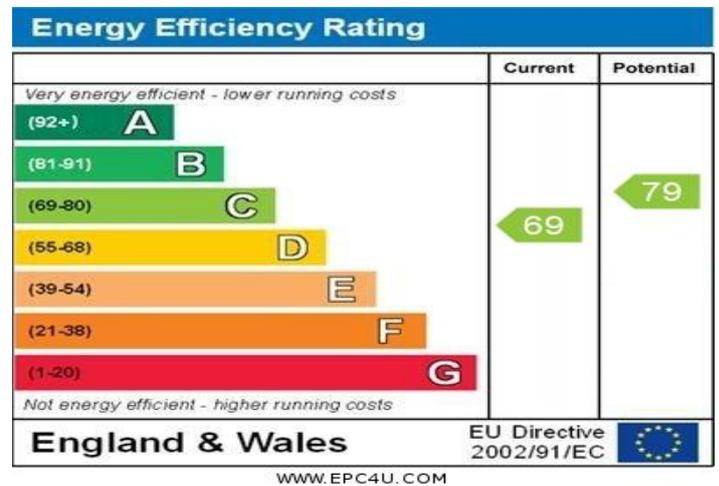
Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).  
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Measuring Points  
Storage Cupboard  
Fitted Wardrobes  
Garden Shortened for Display  
Skylight

Ceiling Height  
Hot Water Tank  
Integrated Fridge / Freezer  
Head Height Below 1.5m  
Boiler

**BESPOKE**  
PROPERTY MARKETING

**Certified Property Measurer**  
RICS



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