



1 Drive Lodge, The Drive

Hove BN3 3PS

Asking Price Of £350,000
Share of Freehold

- SHARE OF FREEHOLD
- TWO DOUBLE BEDROOMS
- BATHROOM
- KITCHEN
- DOUBLE ASPECT LIVING/DINING ROOM
- ALLOCATED COVERED PARKING SPACE
- SEPARATE W.C
- CENTRAL LOCATION

Whitlock and Heaps estate agents are pleased to bring to market this delightful two double bedroom apartment forming part of this well run building with an on-site caretaker and allocated covered parking space. The accommodation is presented in excellent order throughout with a double aspect living/dining room and separate kitchen. The property is being sold with a share in the freehold. Situated in this convenient location within a short walk of Hove mainline station and seafront. An array of local independent shops, cafes and restaurants are also close by.

ENTRANCE HALL Radiator, entry system telephone.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, floor to ceiling units, electric cooker, space for fridge and plumbing for washing machine, 'Vaillant' gas fired boiler, UPVC double glazed window, tiled floor and splashback.

LIVING/DINING ROOM Double aspect with two UPVC double glazed windows, radiator.

BEDROOM 1 Fitted double wardrobe, UPVC double glazed window, radiator.

BEDROOM 2 Fitted double wardrobe, UPVC double glazed window, radiator.

BATHROOM Comprising panelled bath with shower over, pedestal wash hand basin, heated ladder style towel rail, tiled floor, part tiled walls, UPVC double glazed window.

SEPARATE W.C Comprising low level w.c, tiled floor, radiator.

OUTSIDE COVERED ALLOCATED PARKING SPACE

OUTGOINGS

Share of Freehold

977 Years remaining on the lease.

Maintenance: £2,300 per annum.

FLAT 1, DRIVE LODGE



APPROXIMATE GROSS INTERNAL AREA
72.8 sq m / 783 sq ft
INCLUDING LIMITED USE AREA OF
2.2 sq m / 33 sq ft



Separate Store Room
2.0 sq m / 21 sq ft

Ground Floor
70.8 sq m / 762 sq ft

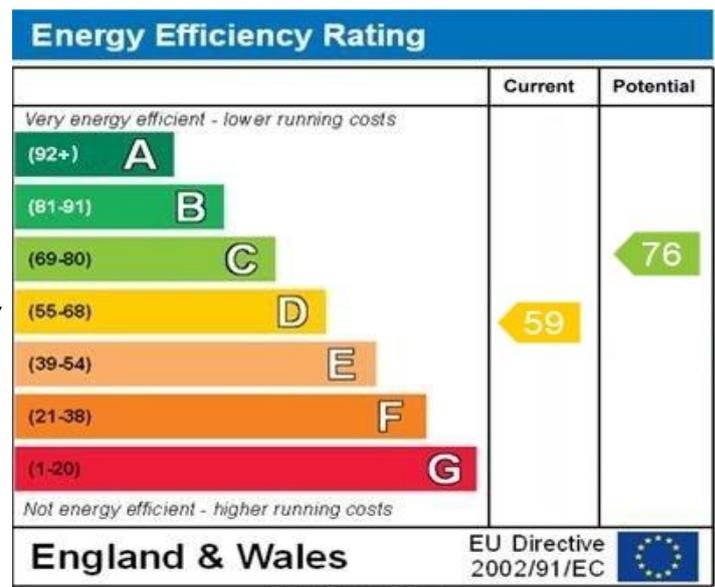
whitlock & heaps
Floor plan is for illustration and identification purposes only and is not to scale. Pools, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. The floor plan has been produced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

CH
T
FF
HeadHeight Below 1.5m
Boiler

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

Certified Property Measurer
BESPOKE
PROPERTY MARKETING



Council Tax Band C (taken from the government website, www.brighton-hove.gov.uk/council-tax). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

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