

PHILLIPS & STILL



The Upper Drive, Hove, BN3 6GR

- A Luxury Ground Floor Purpose Built Apartment
- Two Double Bedrooms
- Bathroom & En Suite Shower Room
- 34ft Open Plan Lounge / Diner & Kitchen / Breakfast Room

Guide Price of £550,000 - £575,000

- Underfloor Heating & High Specification Finishings
- Private West Facing Rear Patio
- Allocated Off Road Parking Space
- No Onward Chain In Wonderful Central Hove



Property Description

The Point is an attractive, modern purpose built development constructed in 2015 with lovely communal gardens positioned in a highly convenient location in central Hove. You also have easy access to the A27 here so it's perfect for anyone who commutes and the famous Brighton & Hove City centre is also within easy reach close by. For anyone who commutes, Hove railway station is just a short walk away with links to Gatwick and all London stations (London Bridge is a 56 minute journey and London Victoria 1 hour 2 minutes). Seven Dials, Church Road and the seafront are all also within a leisurely stroll of your front door!

Internally, this luxurious two double bedroom ground floor apartment is in fantastic order with high specification fittings and appliances throughout and also benefits from being West facing so it's full of natural light. The large open plan lounge / diner and kitchen / breakfast room is a stunning space with ample room for lounge, dining and even an office area. It's the perfect social place for entertaining family & friends, relaxing in and sitting down together for meals. The kitchen is high specification with all integrated appliances and to the rear you have doors opening onto a private patio.



Along the hall way you have a modern fitted bathroom suite with the master bedroom featuring an en suite shower room so you have a choice of two bathroom facilities here. With delightful communal gardens and an allocated parking space to the front of the block, this apartment really does tick all the boxes! It would make a great home, buy to let investment or second / holiday property and viewings are highly recommended.



Accommodation

GROUND FLOOR

ENTRANCE HALL

BEDROOM TWO

11' 0" x 10' 5" (3.35m x 3.18m)

KITCHEN / BREAKFAST ROOM

17' 0" x 9' 3" (5.18m x 2.82m)

LOUNGE / DINER

16' 5" x 15' 9" (5m x 4.8m)

BEDROOM ONE

12' 2" x 10' 3" (3.71m x 3.12m)

EN SUITE SHOWER ROOM

BATHROOM

OUTSIDE

PRIVATE WEST FACING

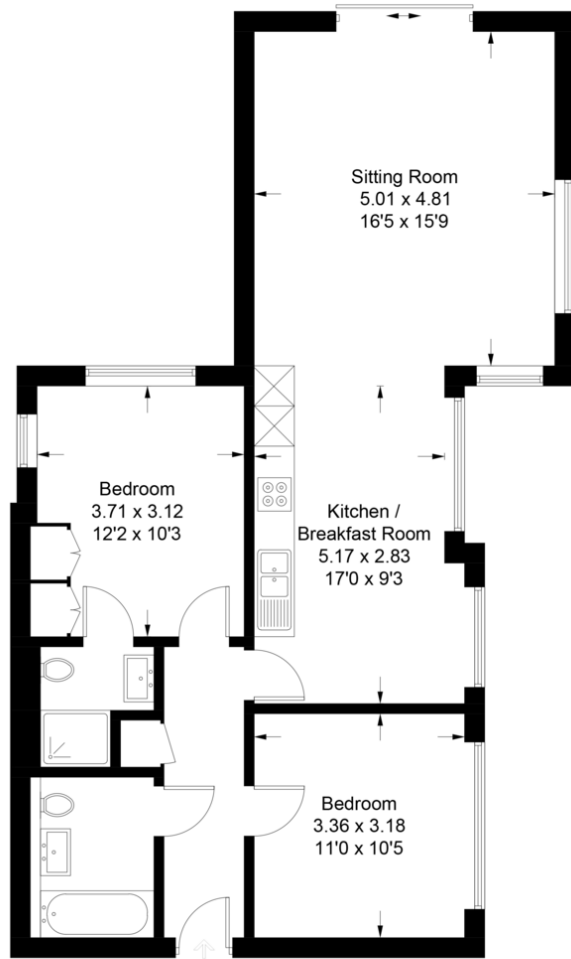
REAR PATIO

ALLOCATED PARKING SPACE

To the front of the block

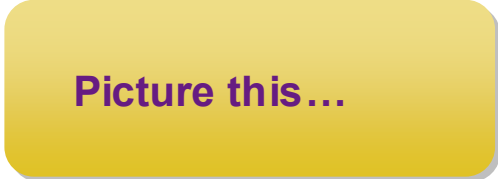
The Point, 19 Upper Drive, Hove, BN3 6GR

Approximate Gross Internal Area = 77.3 sq m / 832 sq ft



Ground Floor

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



Picture this...

Imagine coming home after a long day and relaxing in your spacious rear patio in the evening sun enjoying a cold glass of something...is there any better way to switch off?

Alternatively, if you're feeling more adventurous then why not take a stroll into the City centre to explore entertainment and vast array of bars, fine eateries and boutique shops that Brighton & Hove has to offer!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

112 Western Road
Brighton
East Sussex
BN1 2AB

www.phillipsandstill.co.uk
01273 771111
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm
Sat-Sun: 9am - 5pm

