

Hyman  
Estate & Letting



Hill  
Agent



15 Home Drive House, The Drive, Hove, East Sussex, BN3 6GE

# 15 Home Drive House, The Drive, Hove, BN3 6GE

£99,999 Leasehold

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*A delightful one double bedroom warden assisted apartment with stunning grounds* ”

Hyman Hill are delighted to offer for sale this one double bedroom first floor (street level), apartment in good decorative order throughout. Benefits include; a spacious lounge/diner, fitted kitchen with window, shower room and a 17'7 bedroom.

Built by McCarthy & Stone, Homedrive House comprises 58 self-contained, warden assisted retirement flats for the over 60s in a highly sought after area of Hove. The communal areas include an inviting resident's lounge, laundry facilities, guest accommodation and a lift to all floors.

Beautiful communal gardens wrap their way around this purpose-built complex boasting a colourful display of well stocked and tended flowers, shrubs and trees. Providing an impressive and peaceful environment, there are various terraces and patios to enjoy including a sunken fish pond.

Conveniently located close to the heart of Hove, the bustling café culture, shops and restaurants of Church Road, George Street and Blatchington Road are only a very short walk from your door.

The green open spaces of both St Ann's Well Gardens and Hove Park are also within easy reach.

A short leisurely stroll straight down Grand Avenue takes you to Hove Lawns, the beach and seafront, while regular bus services travel all over the city and up to the panoramic views of Devil's Dyke.

There is a bus stop directly outside the complex providing regular bus routes to all over the city. Hove mainline station is within easy walking distance. It's less than half a mile away and provides convenient mainline links to London and Gatwick.

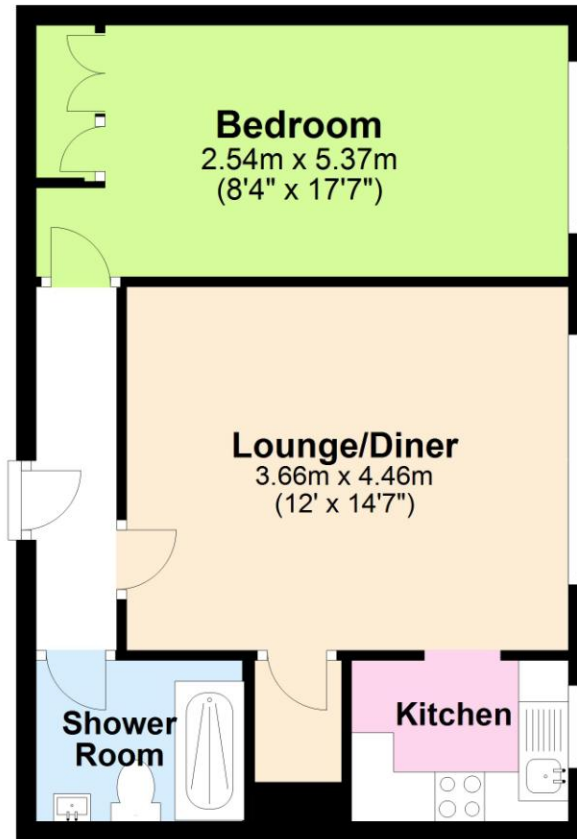
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- Warden assisted apartment
    - One double bedroom
    - First floor with lift access
    - Well presented throughout
  - Spacious lounge/diner
    - 50% contribution towards lease extension
  - Residents launderette, lounge, garden & parking
    - No on-going chain







## First Floor (street level)



Total area: approx. 43.1 sq. metres (463.6 sq. feet)

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Useful Information & Charges

Brighton & Hove City Council  
**Council Tax:** B £1,299.62 per annum  
**Tenure:** Leasehold  
**Service Charge:** £3,967.86 per annum  
**Ground Rent:** £513.16 per annum  
**Lease:** 61 years unexpired. N.B The vendor is willing to make a 50% contribution to the cost of extension.



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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