

# PHILLIPS & STILL

The Drive, Hove

£250,000 - £275,000



- A Spacious Purpose Built First Floor Apartment
- One Large Double Bedroom
- Fantastic Lounge / Diner With Separate Kitchen
- Wealth Of Built-In Storage
- Share Of Freehold & Lift In Block

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## Bowen Court, 31-35 The Drive, Hove, BN3 3JF



You will not want to miss out on the opportunity to acquire this delightful purpose built first floor apartment with lift access, no onward chain and a share of Freehold. It is an ideal first step on the property ladder, buy to let investment or safe & secure second home near the sea!

Sitting on the first floor of a modern purpose built block with a peaceful rear aspect, living accommodation comprises of entrance hall offering access to all rooms and lots of built-in storage, a generous lounge / diner with with a separate kitchen, bathroom and a large double bedroom with built-in wardrobes.

Leading onto Grand Avenue, The Drive is ideally located for all that Brighton & Hove has to offer. The bustling café culture, shops, supermarkets, gyms, 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 are just short stroll away. For cricket fans the County ground is found nearby on Eaton Road and 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.



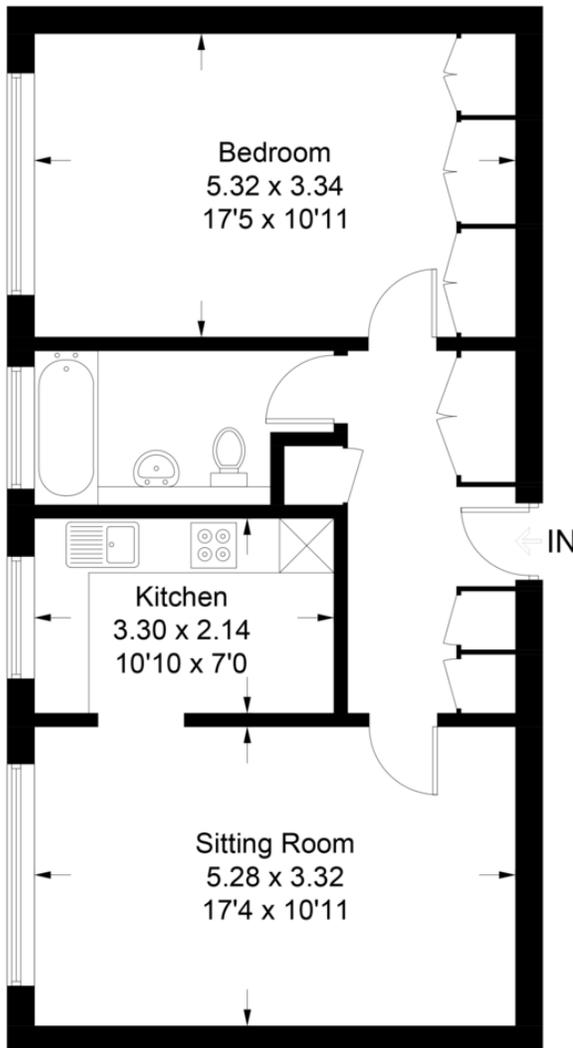
## Picture this...

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.

### Bowen Court, The Drive, Hove, BN3 3JF

Approximate Gross Internal Area = 58.2 sq m / 626 sq ft



### First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024

## Accommodation

### FIRST FLOOR

#### ENTRANCE HALL

With ample built-in storage cupboards

#### LOUNGE / DINER

17' 4" x 10' 11" (5.28m x 3.33m)

Archway to:

#### KITCHEN

10' 10" x 7' 0" (3.3m x 2.13m)

#### BATHROOM

#### DOUBLE BEDROOM

17' 5" x 10' 11" (5.31m x 3.33m)

With built-in wardrobes

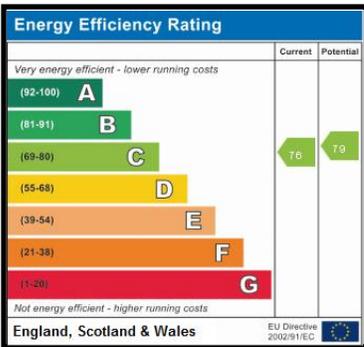




## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto: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.



## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://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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