



The Upper Drive | East Sussex |

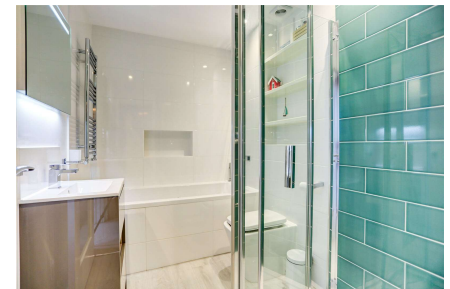
FINE & COUNTRY

# In Brief

Very well-situated in Hove, within easy reach of the train station and Hove Park; a generously sized and beautifully presented **FOUR BEDROOM TERRACED HOUSE** with a **SOUTH FACING GARDEN** and **JULIET BALCONY**

Positioned to the south of Old Shoreham Road, The Upper Drive is only minutes away from the seafront and bustling café culture, restaurants and galleries of central Hove and Brighton.



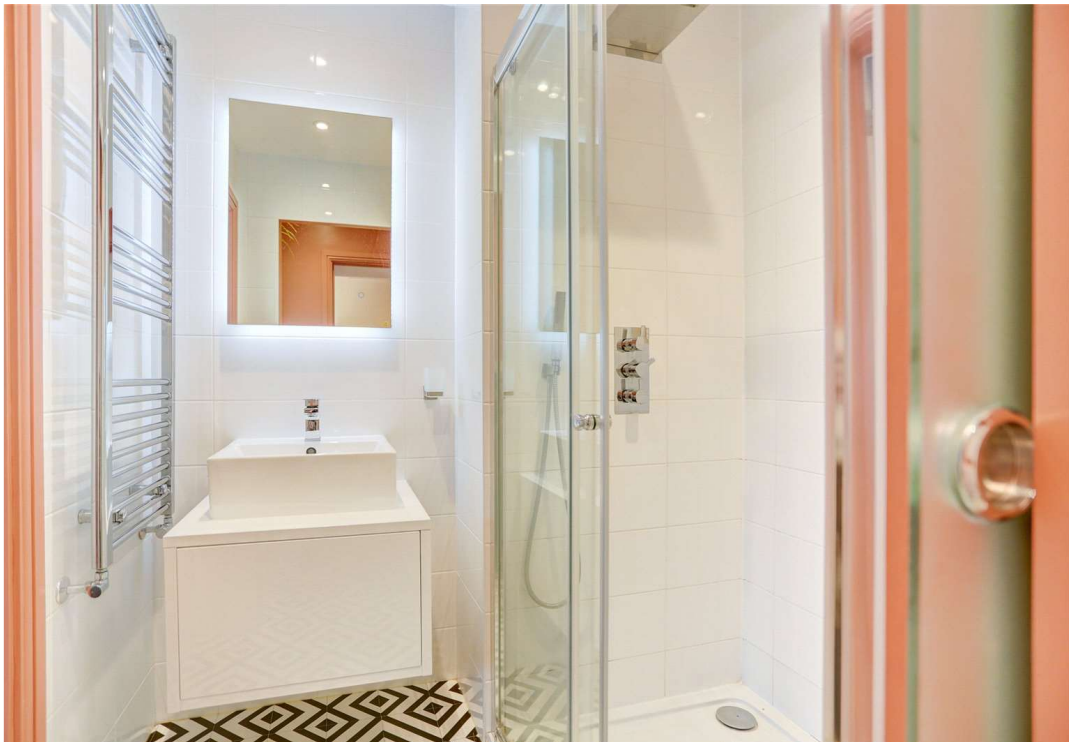
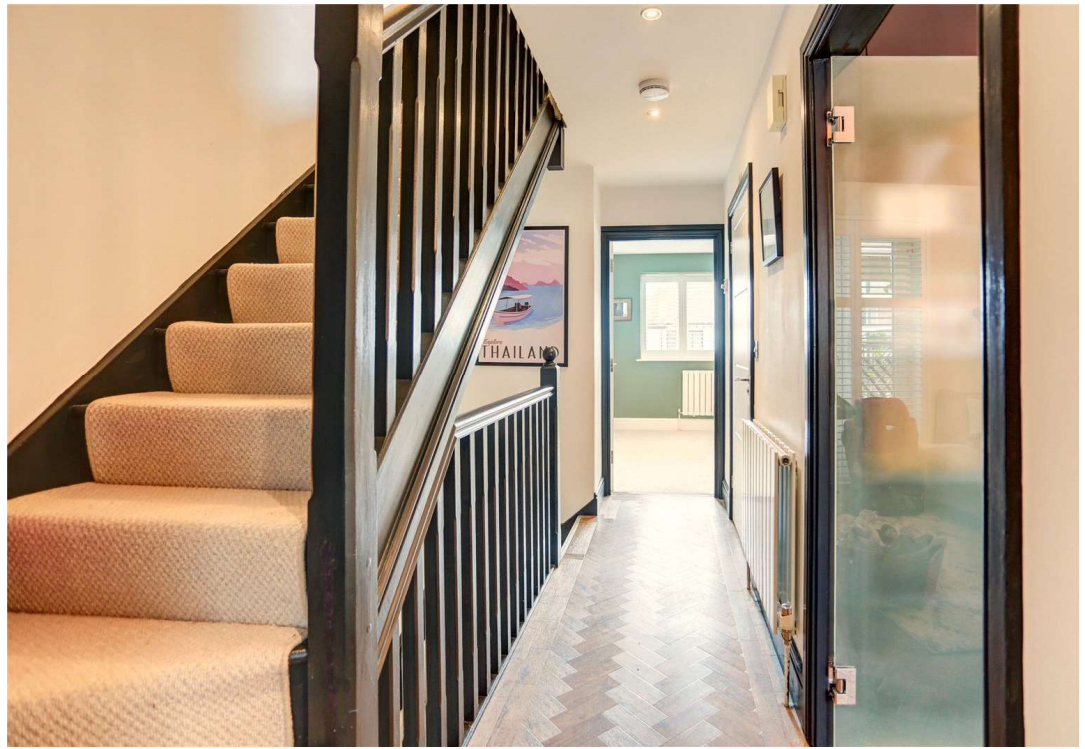


# Step Inside

This unique and well-designed home is comprised of four bedrooms, an open-plan kitchen, spacious lounge and dining room, a Jack & Jill bathroom, and an additional family bathroom. The property has been decorated to an exceptional standard, featuring a contemporary design throughout.

Nearby Hove train station offers convenient mainline links for commuters. Local schools include Lancing College Preparatory, Cottesmore St Mary's Catholic Primary School, Cardinal Newman Catholic School, Windlesham School and Hove Park School and Sixth Form Centre. The recently opened Bilingual Primary School and the ever-popular Brighton and Hove High School are also easily accessible.





# Step Outside

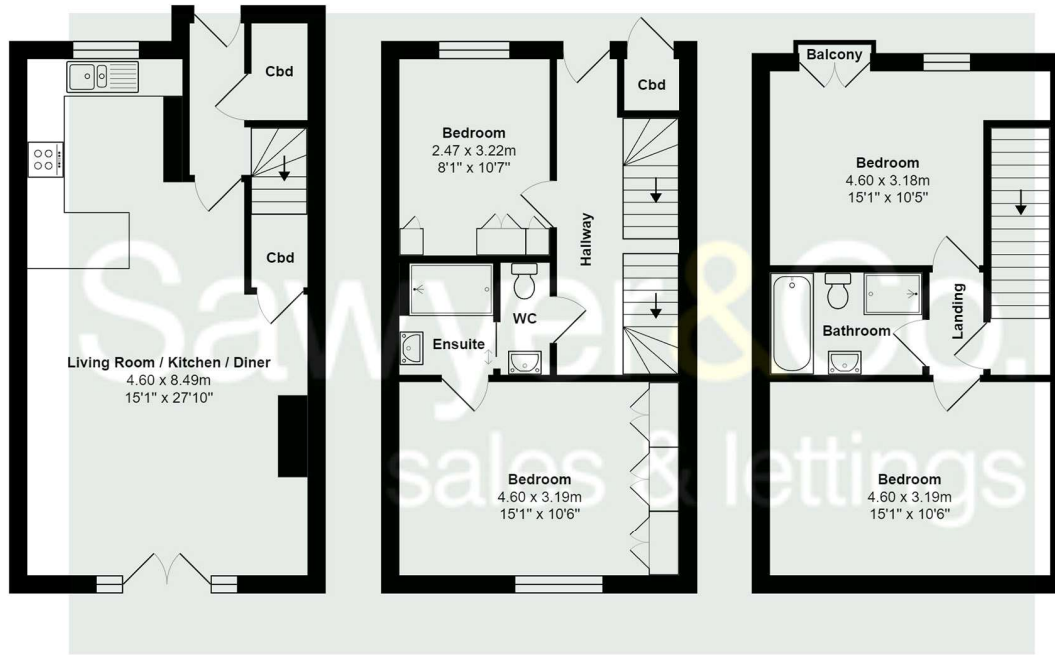
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A fully decked rear garden can be accessed from double patio doors leading out from the open-plan living area. The garden faces south, and so takes full advantage of the afternoon sun; making it the perfect spot for entertaining during the summer months.

Hove Park, Hove Recreation Ground and St Ann's Well Gardens with abundance of outdoor facilities are close at hand ranging from tennis courts, children's playground and bowling green to an open-air theatre and working model railway.

The Upper Drive is in parking zone O. This home is in council tax band E which is charged at £2,722.99 for 2024/25.





Total Area: 117.4 m<sup>2</sup> ... 1264 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-)                                       | <b>A</b> |                         | 88        |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 77                      |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fitting.

Room sizes are approximate.

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