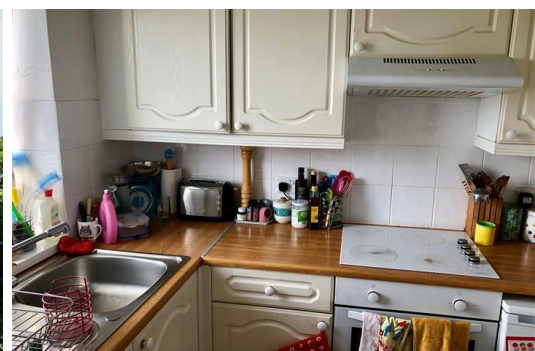




Marlborough Court 46-48 The Drive, Hove, BN3

£170,000 Leasehold

A BRIGHT, 5th-floor (lift access) purpose-built studio apartment within a POPULAR BLOCK ON A SOUGHT-AFTER ROAD; MOMENTS FROM CHURCH ROAD SHOPS, RESTAURANTS, CAFES AND THE SEAFRONT. Double glazed windows, IMPRESSIVE FAR-REACHING VIEWS AND A 945-YEAR LEASE. AVAILABLE CHAIN FREE. Exclusive to Maslen Estate Agents. Energy rating: E44



Entrance

Well kept entrance hall. Lift to the 5th floor

Front door to

Entrance lobby

Doors to the studio room and the bathroom. x 3 large built-in store cupboards, laminate floor, door entryphone receiver.

Studio room

A smart, bright living space with large double glazed tilt and turn windows with impressive far-reaching Westerly rooftop views. Heater, laminate floor, built-in storage, door to the kitchen.

Kitchen

White kitchen comprising range of wall, base and drawer units with a roll edge work surface over. Inset stainless steel sink positioned below the double glazed window. Inset 4 ring hob with oven under and cooker hood over, space for appliances. Impressive views.

Bathroom

White suite comprising panelled bath with electric shower over, low level close coupled wc, pedestal hand wash basin, tiled walls, heated towel rail/radiator. Internal window.

Approx floor area

31.4 SQ.M

Parking zone N

Parking zone N

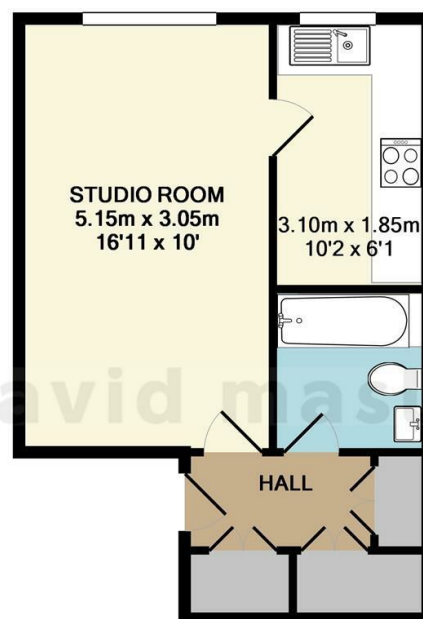
All bays (permit, shared use and pay & display) operate 9am to 8pm Monday to Sunday including Bank Holidays. Always check the street signs before you park.

Visitor permit cost: £3.50, valid for one calendar day (residents permitted 50 a year).

Resident parking permit for non-diesel, normal emission vehicles producing between 111g/km - 165g/km CO2 cost: £130 annual, £45 for 3 months.

Non-diesel, low emission vehicles producing 110g/km or less CO2 cost: £65 annual, £22.50 for 3 months.

Diesel or high emission vehicles producing 166g/km or more CO2 cost: £163 annual, £57 for 3 months.



TOTAL APPROX. FLOOR AREA 31.4 SQ.M. (338 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		44	79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			69
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.