



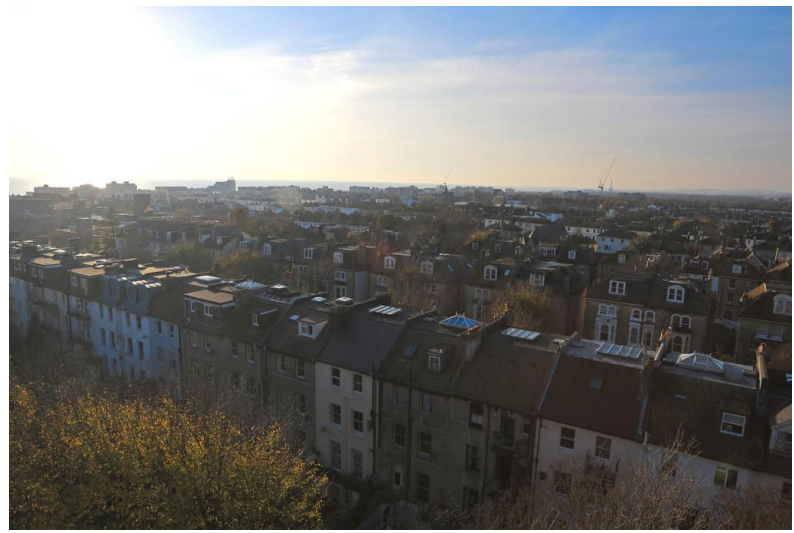
Marlborough Court, 46-48 The Drive, Hove, East Sussex, BN3 3JX

Guide Price £255,000

- One Double Bedroom
- Top Floor Flat (8th)
- Stunning Views
- Long Lease
- Passenger lift



Stanfords
Estate Agents



A light and bright eight (top) floor purpose built apartment with views across the city, situated in this extremely central and very popular location of Hove. Local shops, bars and restaurants can be found close by on Church Road with Hove seafront and mainline railway station also being close by, making this area extremely popular for commuters.

Some of the main benefits of this property are the long lease, no onward chain and fabulous views. Marlborough Court can be found situated on the lower part of The Drive and has a passenger lift to all floors. The apartment has a reception hallway with good storage, which in turn leads to a very nice size living/dining room. The kitchen is modern and the double bedroom has built in storage. This property will really make a very good first time buy/buy to let, or second home by the sea.

COMMUNAL ENTRANCE AND HALLWAY

Security door entry system leading to communal entrance, stairs and passenger lift to all floors.

HALLWAY

Coats/store cupboard with meters and additional cupboard.

LIVING/DINING ROOM

16' 11" x 9' 10" (5.16m x 3m)

South and West facing double glazed windows with sea views, radiator and television point.

KITCHEN

7' 5" x 6' (2.26m x 1.83m)

Westerly aspect double glazed window offering great views towards the sea, fitted kitchen with floor and wall mounted units, roll top work surface with inset stainless steel sink and drainer. Four ring hob with extractor over and oven beneath.

BEDROOM

18' 2" x 8' 7" (5.54m x 2.62m)

Westerly aspect double glazed window offering great views over Hove, built in wardrobes with additional storage above, radiator and two cupboards.

BATHROOM

6' 5" x 6' (1.96m x 1.83m)

Bathroom with tiling to the walls, W.C. wash basin and bath with shower over.

OTHER INFORMATION

Lease: 945 years remaining

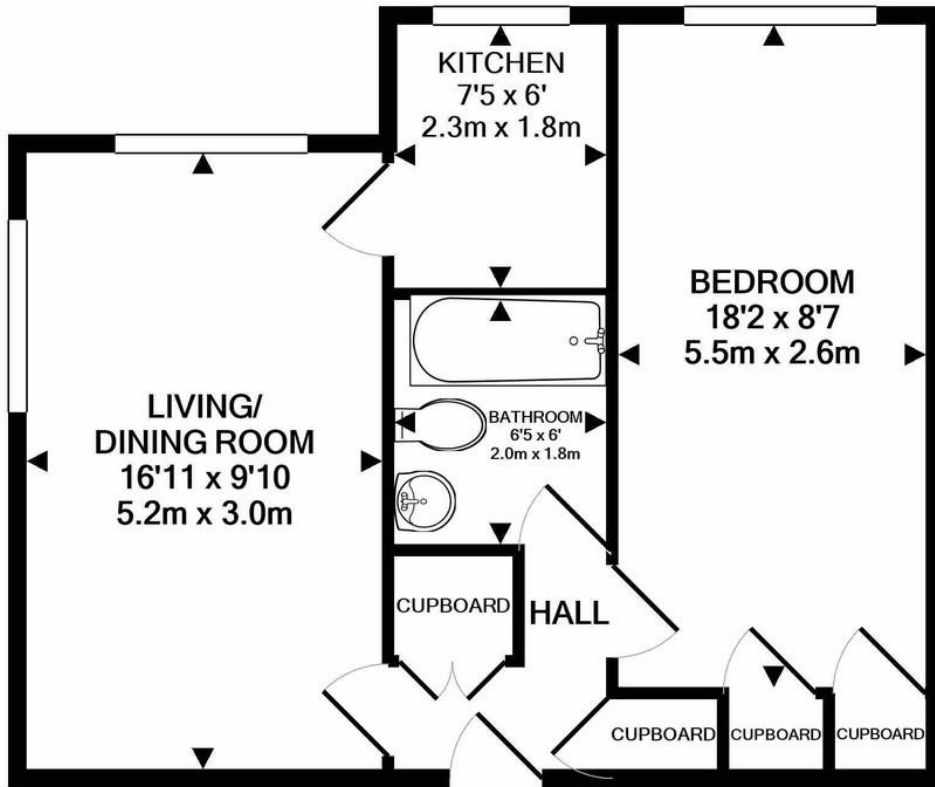
Tenure: Leasehold - Share of Freehold

Annual Service Charge: £2,905

Annual G/Rent: N/A

Council Tax Band: B

Parking Zone N



TOTAL APPROX. FLOOR AREA 484 SQ.FT. (45.0 SQ.M.)

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			
(92-100) A			
(81-91) B			
(69-80) C		69	69
(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	

SERVICE CHARGE
£2,905 per annum

GROUND RENT
TBC

PARKING
Parking Zone N

COUNCIL TAX BAND
Tax band B

TENURE
Leasehold – Approx. 945 years

LOCAL AUTHORITY
Brighton & Hove City Council

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