



Downland Drive, Hove, BN3 8GJ
£210,000 - £220,000 Guide



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Downland Drive, Hove, BN3 8GJ

£210,000 - £220,000 Guide

A rare opportunity to purchase this one-bedroom ground floor apartment, complete with south-west-facing garden. The property is situated in this popular position in Hangleton, surrounded by a number of amenities, several local schools and excellent transport links.





Further Information

The property is approached on the ground floor via its own private entrance, where you are met by a spacious entrance hallway complete with several built-in storage cupboards. This in turn leads to the bright and airy living room with double doors opening on to the garden, double bedroom, family shower room, and kitchen. A real selling point for this property is the 50ft south-west-facing rear garden - well-maintained with patio and lawned area. The flat is presented in good decorative order throughout, and would make for a perfect first time purchase.

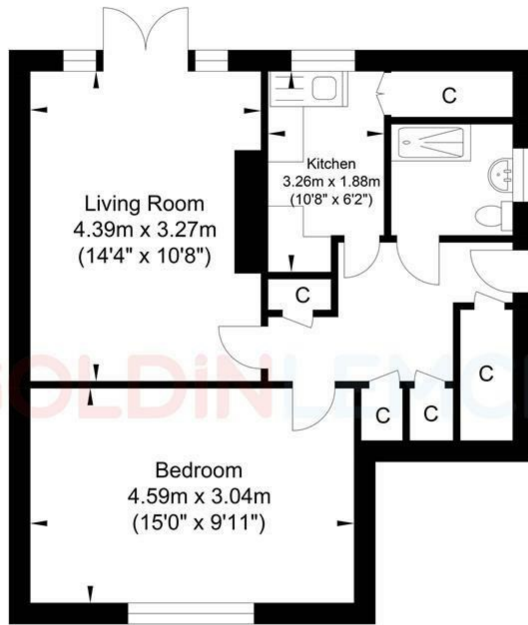
Situated in the outskirts of Hove, Downland Drive benefits from quiet, residential streets whilst being just a short commute to the centre of town. The property is also situated just off King George VI Avenue, offering easy access to both the A27 and A23, making this a great location for commuters. There are a range of amenities close by, including shops, cafes, bars, and restaurants.



GOLDINLEMCKE

01273 777123
GOLDINLEMCKE.COM

Downland Drive



Approximate Floor Area
498.69 sq ft
(46.33 sq m)

Approximate Gross Internal Area = 46.33 sq m / 498.69 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.

Call 01273 777123 or email property@goldinlemcke.com

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(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	

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002