



Elm Drive, Hove, BN3 7JA
£600,000



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Elm Drive, Hove, BN3 7JA

£600,000

A unique opportunity to purchase this delightful, semi-detached house, currently arranged as two self-contained, two-bedroom flats. The property benefits from off-road parking for multiple vehicles and a private rear patio, accessed via the ground floor flat.





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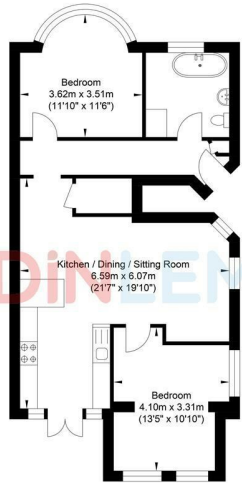
Further Information

A fantastic semi-detached house, currently arranged as two flats comprising on the ground floor two bedrooms, lounge, kitchen, bathroom, and garden. To the first floor, there is a good sized living room with raised dining area, open plan kitchen, and double bedroom. A small staircase leads to the second floor which comprises further double bedroom and bathroom. To the front of the property, there is a driveway providing off road parking for two vehicles. The property further benefits from a private rear patio accessed via the ground floor flat, and immediate vacant possession.

Elm Drive in Hove is a quiet, residential road that offers a comfortable living environment with good access to local amenities. The area is known for its well-kept homes and relaxed atmosphere, making it a pleasant place to live. It's close to Hove's seafront and parks, offering outdoor space for walks or recreation. Transport links are convenient, with buses and nearby train stations providing easy access to Brighton and beyond. Elm Drive is also a short distance from local shops, cafes, and restaurants, making it a practical choice for residents looking for both convenience and a peaceful setting.

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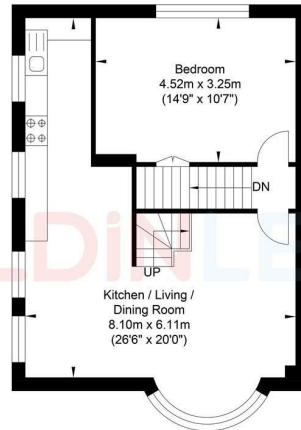


Ground Floor
Approximate Floor Area
691.04 sq ft
(64.20 sq m)

Approximate Gross Internal Area = 64.20 sq m / 691.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

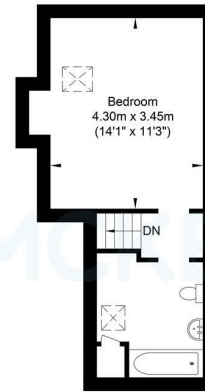


Ground Floor
Approximate Floor Area
16.36 sq ft
(1.52 sq m)

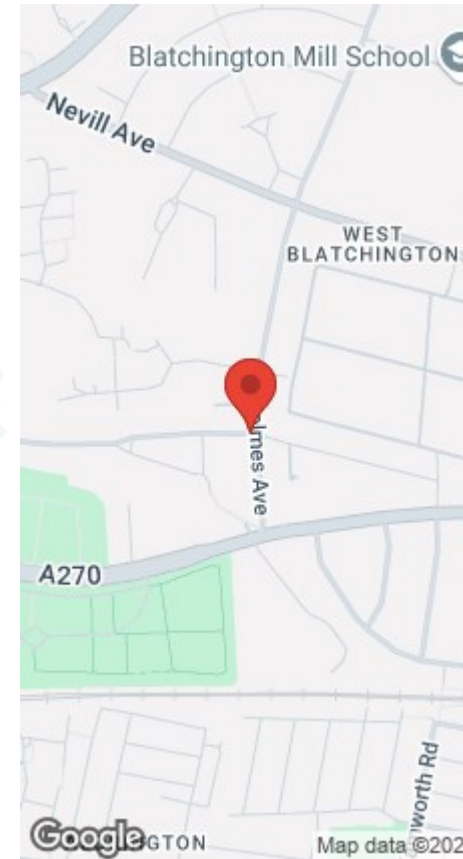


First Floor
Approximate Floor Area
550.03 sq ft
(51.10 sq m)

Approximate Gross Internal Area = 77.06 sq m / 829.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Second Floor
Approximate Floor Area
263.07 sq ft
(24.44 sq m)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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