



75 The Upper Drive | | Hove | BN3 6NA



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£549,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER ONE OF THESE POPULAR GEORGIAN STYLE HOUSES, IN THE HIGHLY SOUGHT AFTER MARTLET DEVELOPMENT, WITH DOUBLE GLAZING, CENTRAL HEATING AND NO ONGOING CHAIN, CONVENIENT LOCATION, WITHIN EASY REACH OF SEVERAL MAINLINE STATIONS AND BOTH BRIGHTON & HOVE CITY CENTRES.

CALL NOW TO VIEW 01273 461144

- MARLET DEVELOPMENT
- REFITTED MODERN KITCHEN
- WEST FACING GARDEN
- JULIET BALCONY
- REFITTED MODERN SHOWER ROOM
- GARAGE EN BLOC
- NO CHAIN
- CALL NOW TO VIEW
- 01273 461144

ENTRANCE HALL

Doors giving access to Living Room, Kitchen, Cloakroom, stairs to the First Floor Landing, under stairs cupboard.

LIVING ROOM

17' x 12'2 (5.18m x 3.71m)

Feature front aspect bay window, fireplace, opening to

DINNING AREA

11'8 x 11'8 (3.56m x 3.56m)

Patio doors leading out onto the rear garden, opening to

KITCHEN

9'9 x 9' (2.97m x 2.74m)

Refitted modern extensive range of wall and base level units, inset hob, extractor, eye level oven, sink unit, integrated appliances, rear aspect window, door to rear garden.

CLOAKROOM

Matching suite, low level W.C, wash hand basin, window.

FIRST FLOOR LANDING

Doors giving access to all rooms.

MASTER BEDROOM

14'4 x 12' (4.37m x 3.66m)

Front aspect bay window with Juliet style balcony.

BEDROOM 2

12' x 11'10 (3.66m x 3.61m)

Rear aspect window.

BEDROOM 3

10'2 x 6'10 (3.10m x 2.08m)

Front aspect window.

SHOWER ROOM

Refitted modern suite, walk in shower cubicle, wash hand basin, W.C, rear aspect window.

OUTSIDE

FRONT GARDEN

Laid to lawn.

REAR GARDEN

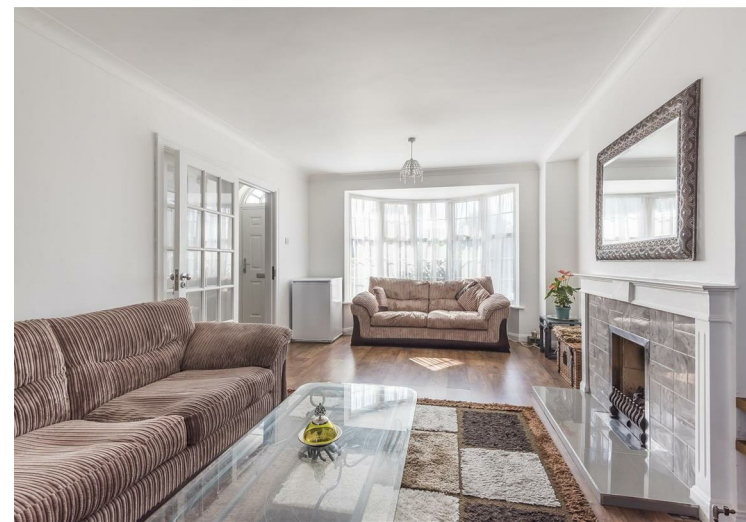
Westerly aspect, paved for ease of maintenance, walled rear boundaries and with rear access.

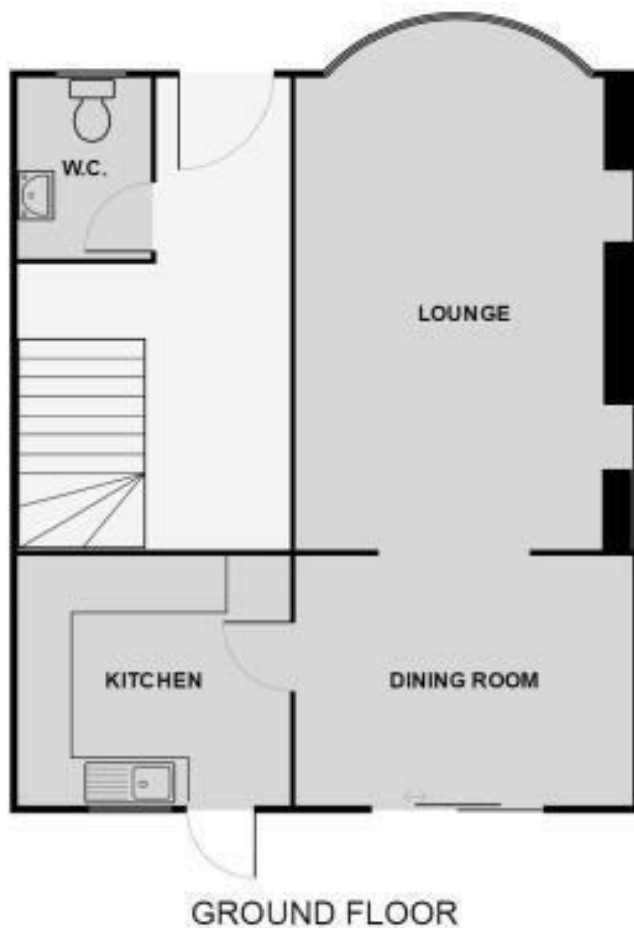
GARAGE

Situated en-bloc.

OUTGOINGS

MAINTENANCE: £200 PER ANNUM

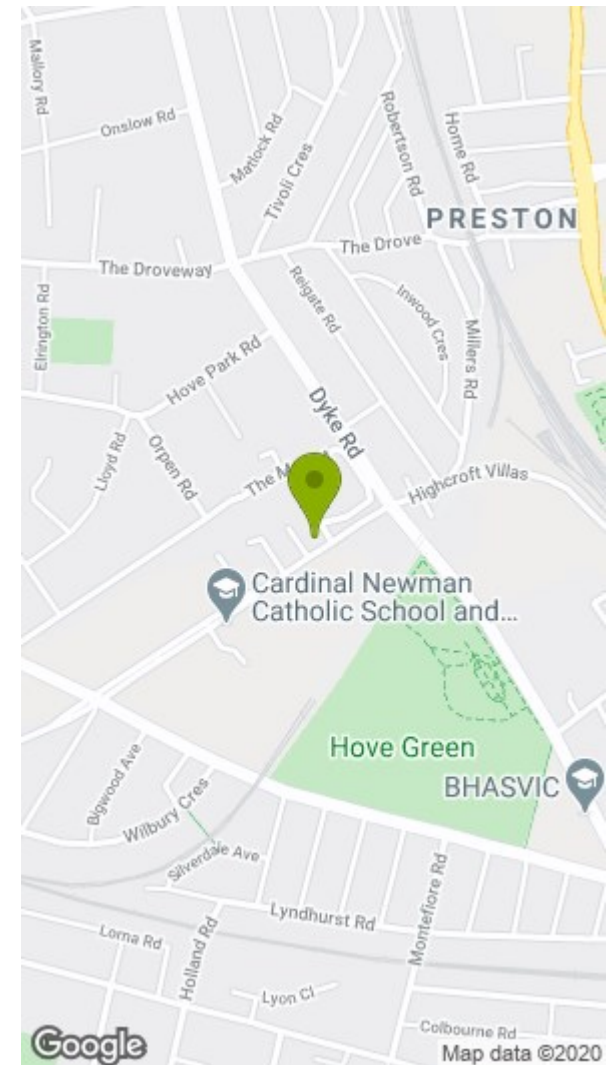




Total Area: 96.0 m² ... 1033 ft²
All measurements are approximate and for display purposes only

Disclaimer

- * These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- * All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- * All measurements are approximate



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	