



14 HEREFORD COURT, The Drive, Hove. BN3 3PF

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Communal Entrance Hall * Stairs & Lift rising to the Third Floor *

THIRD FLOOR: Spacious entrance hall * Large Lounge * West Facing Balcony * Modern Fitted Kitchen * Modern Bathroom * Separate Cloakroom * Three Bedrooms *

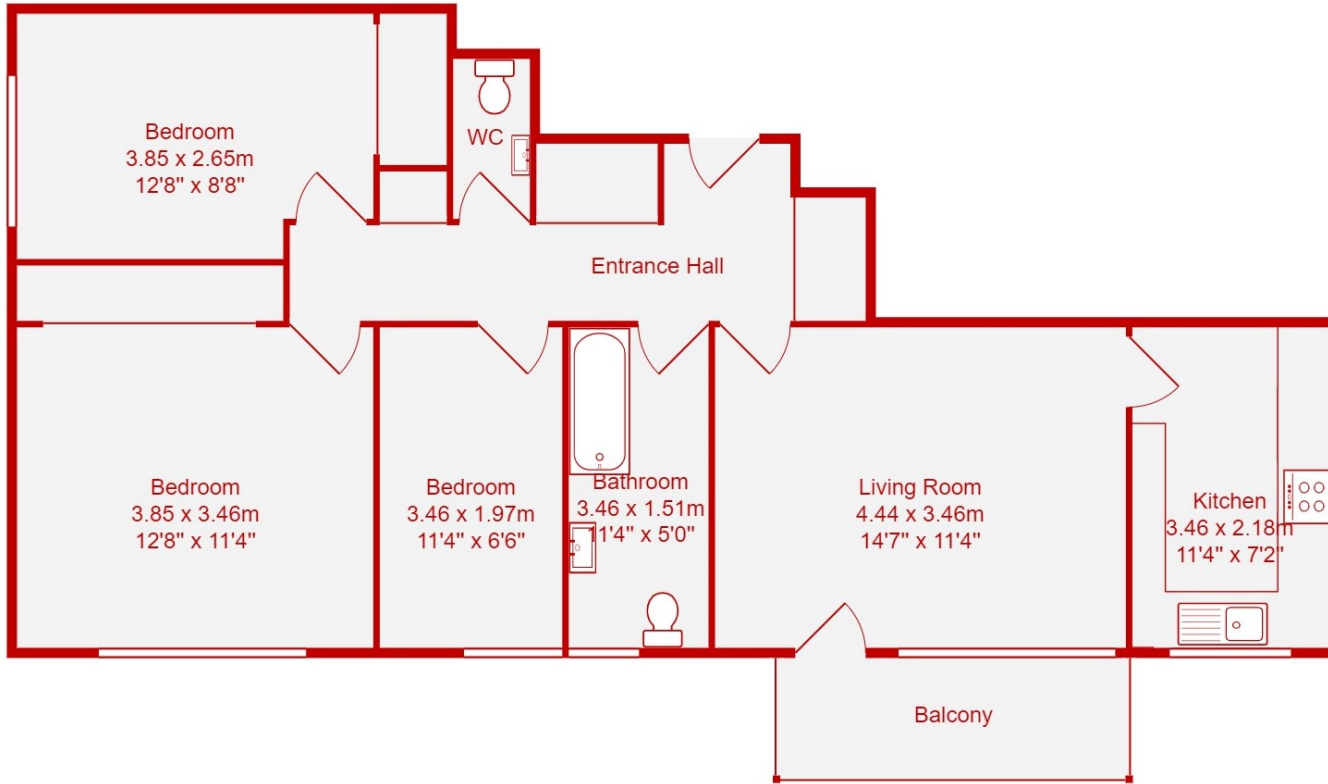
OUTSIDE: Private West Facing Balcony *

Gas Central Heating * Double Glazing

A Superb modern three bedroom purpose-built third floor flat situated in the heart of Hove with a Large lounge with elevated views over Hove, West facing private balcony, modern Kitchen with integrated appliances, large modern bathroom & separate cloakroom.

Situated in The Drive, Hove in the centre of the city & within a stroll to the beach, Bars, Cafes, Restaurants, Shops & Hove train station. Bus services pass close by providing access to various parts of Brighton and Hove.

Lease: 111 years
Maintenance: £2000 pa to include ground rent
Council Tax Band: C
Parking Zone: N



Total Area: 74.0 m² ... 796 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



BEAUMONTS
ESTATE AGENTS

9 Kings Parade, Ditchling Road, Brighton, BN1 6JT

01273 550881

www.beaumontsresidential.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.