

# 26 Grove Court, The Drive Hove BN3 3JG

Asking Price Of £350,000

- DESIRABLE LOCATION
- 6TH FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- BATHROOM
- KITCHEN
- LIVING/DINING ROOM
- BALCONY
- GARAGE

Whitlock and Heaps are pleased to bring to market this sixth floor apartment being situated in this desirable and central location within a short walk of both Hove mainline station and seafront. The property offers spacious two double bedroom accommodation that is presented in good decorative order with a delightful living/dining room with roof top views and access to the private balcony. The apartment also benefits from a garage and is being sold with no onward chain. works required.

**ENTRANCE HALL** Fitted cupboard.

**KITCHEN** Incorporating stainless steel sink unit with drainer, adjacent laminate worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring ceramic hob with concealed extractor over, electric oven, 'Panasonic' fridge/freezer, 'Bosch' Washer/dryer, 'Bosch' dishwasher, appliance space, tiled floor and splashback, UPVC double glazed window.

**LIVING/DINING ROOM** UPVC double glazed window, radiator, door to balcony.

**BEDROOM 1** Door to balcony, fitted wardrobe and cupboard, radiator, UPVC double glazed window.

**BEDROOM 2** Fitted wardrobe, UPVC double glazed window, radiator.

**BATHROOM** Comprising panelled bath with mixer tap and shower attachment, glazed shower screen, wash-hand basin, low level w.c., tiled floor and walls.

**BALCONY** Space for table and chairs.

**OUTSIDE**

**GARAGE** Number 8. Up and over door.

**OUTGOINGS**

Lease: 165 years remaining.

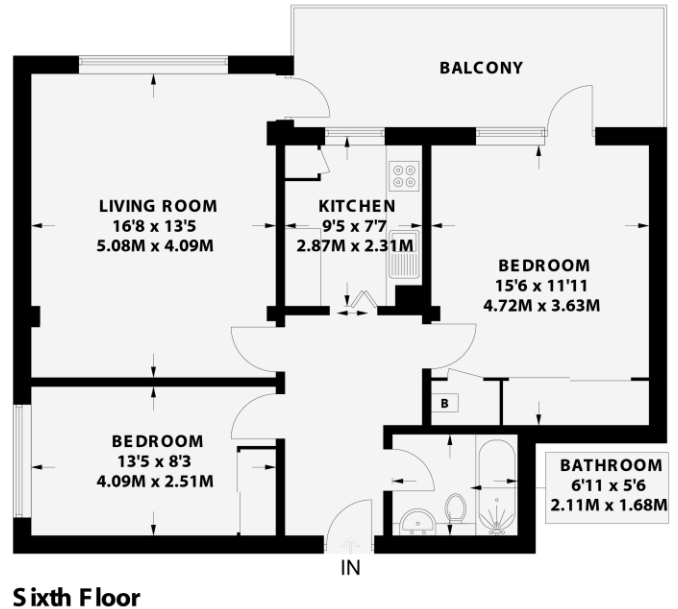
No Ground Rent.

Maintenance and Reserve Fund: £1,421.93 paid in March 2023 and £2,202.33 paid in October 2023. The second payment that year was increased on the previous 4 years due to the fire precaution remedial

**GROVE COURT**

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)  
742.7 sq ft / 69 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)  
750.2 sq ft / 69.7 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standard 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.  
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- T Ceiling Height
- HW Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- MP Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- G Garden Shortened for Display



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	67 D
39-54	E		
21-38	F		
1-20	G		

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