



hamlyn  
smith.

The Drive, Hove, BN3 3JG

OIEO £325,000

# hamlyn smith.

 2 Bedrooms

 1 Reception

 1 Bathroom

Hamlyn Smith is delighted to offer this sixth floor 2 bedroom apartment located on one of Hove's most desirable streets running south towards central Hove, and Hove Lawns.

- A large Two Bedroom Apartment
- In Need Of Modernisation
- Balcony
- Garage
- Parking
- Desirable Central Location





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**Description**  
Grove Court is a well maintained and well designed purpose built apartment block which faces west, between Church Rd and Eaton Rd – Perfectly located for commuters, and those who love being close to the seafront and Hove Lawns.

A lift and stairs give access to the sixth floor where you will find this large two bedroom apartment which boasts a large private balcony and garage, with additional parking.  
The lounge is a good size with two large double glazed windows - A door gives access to the large balcony with superb panoramic views across the rooftop of Hove and East towards the seafront. The apartment has two double bedrooms, both having the benefit of fitted wardrobes. There is also a family bathroom off the hallway and a large airing cupboard.

**Location**  
Grove Court is located on The Drive, South of Eaton Rd, Hove. It is perfectly positioned to capture all the vibrancy that central Hove and Church Road has on offer with its range of cosmopolitan restaurants, bars, and coffee shops. Hove lawns and Hove seafront are just 0.3 miles from your front door with Hove railway station just 0.5 miles making this a perfect home if you need to commute. Green open spaces of both St Ann's Well Gardens and Hove Park are within easy reach, as is access to the A27 and A23.

