

**ELLIOTTS**

*Working hard for you*



**39 Marlborough Court, The Drive, Hove,  
BN3 3JX**

**Price £350,000 Leasehold (long Lease)**

ELLIOTTS are delighted to offer this BRIGHT SIXTH FLOOR FLAT with FAR REACHING VIEWS over the surrounding area, ALSO with BALCONY, accommodation extending to just over 61 square metres (c666 square feet), including spacious living room, separate kitchen with window, two double bedrooms plus modern bathroom, PLENTY of STORAGE, located in this FAMOUS tree-lined Avenue, right in the HEART of CENTRAL HOVE. NO ON GOING CHAIN.

- Far Reaching Views
- Sixth Floor (Lift)
- No Ongoing Chain
- Two Double Bedrooms
- Located At Lower End of The Drive
- Just A Block from The Seafront
- Good Storage
- Large almost 19' Living Room
- Remainder 999 Year Lease
- Over 61 Sq Mtrs/c666 Sq ft



[www.elliottsestateagents.co.uk](http://www.elliottsestateagents.co.uk)

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Approached via passenger lift, the flat is front facing on the sixth floor, and therefore enjoys far reaching views over the townscape of the surrounding area. Right in the heart of central Hove, the block is located at the lower end of The Drive and therefore is within just a few hundred yards of Church Road which contains most of Hove's many restaurants, bars, coffee and retail shops and is just a block from the sea.

With a predominantly easterly aspect but with a south aspect as well, the flat has a bright and spacious feel, with excellent storage, and accommodation extends to around 61 square metres (c666 square feet).

Both bedrooms are doubles, and there is a modern white bathroom, good sized almost 19' living room, and separate kitchen with its own window. To the front, the flat also has its own balcony, and is offered for sale with no on going chain.



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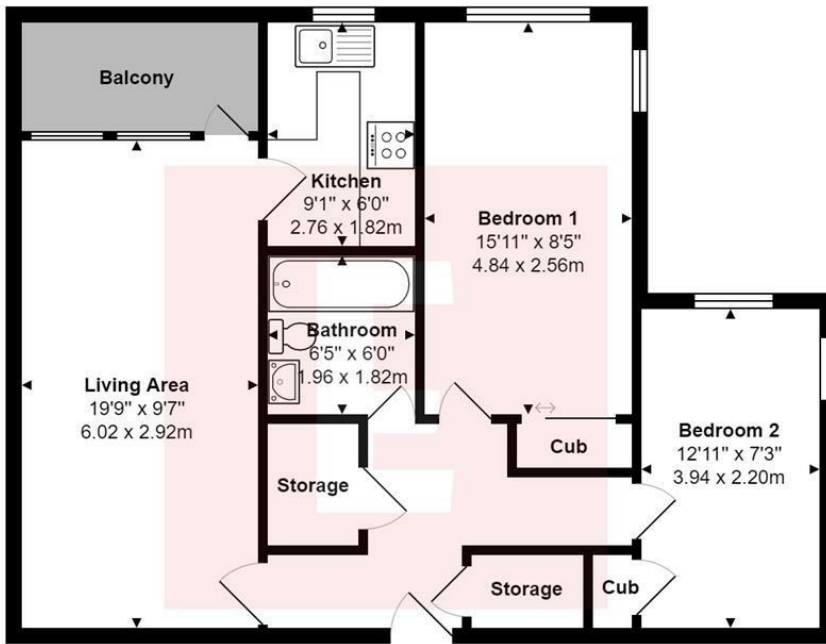
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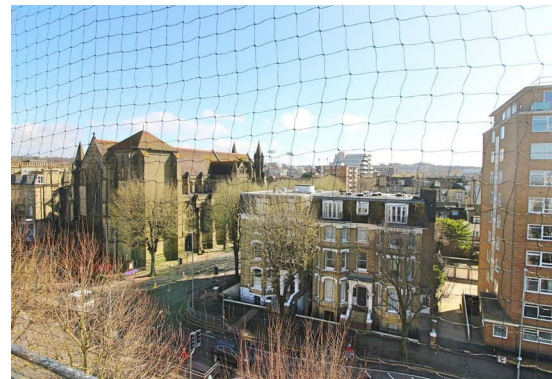


**Marlborough Court**



Total Area: 666 ft<sup>2</sup> ... 61.9 m<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
102-120kWh	A		
81-101kWh	B		
61-80kWh	C	73	77
41-60kWh	D		
21-40kWh	E		
1-20kWh	F		
0-1kWh	G		

Not energy efficient - higher running costs

England & Wales ECU Directive 2002/91/EC

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