



Apartment (EPC Rating: )

**32, DEVONSHIRE COURT THE DRIVE,  
HOVE, BN3 6GT**

PCM

**£1,475 PCM**

**ASTON  
VAUGHAN**  
Sales and Lettings



# 2 Bedroom Apartment located in Hove

**\*\* SPACIOUS PROPERTY // 2 DOUBLE BEDROOMS // CENTRAL HOVE LOCATION \*\***

A spacious 2 bedroom ground floor flat close to central Hove.

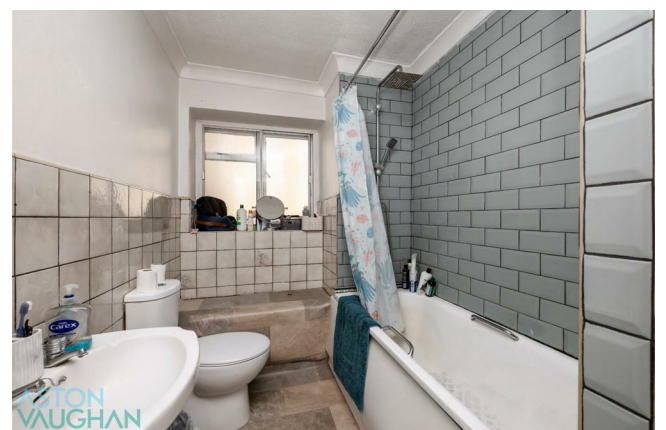
The property is located within walking distance of many popular shops, bars & restaurants along Church Road and is less than a 10 minute walk to Hove Station.

There is also the added benefit of the inclusion of both heating & hot water in the rent, helping to save on bills!

This property is available unfurnished and is ready to move into July 2025

\*Tenants would be require to pay a fixed contribution toward heating & hot water £80 per month in addition to rent advertised





## The Drive



Ground Floor  
Approximate Floor Area  
608.69 sq ft  
(56.55 sq m)



Approximate Gross Internal Area = 56.55 sq m / 608.69 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Call us on

**01273 253000**

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.