



Hill Brow, Hove
East Sussex, BN3



Beyond your expectations

Detached 5 bed 5 bath house with garage & pool 3751 sqft

Hamptons International

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Chain free | 5 Bedrooms | 4 Bathrooms | 3 Reception rooms | Swimming pool | Integral garage | Flexible accommodation | Scope to improve and enlarge | Scope to create annexe | Views | Mature garden | Private garden | Gated driveway

Offers in the region of £1,600,000 Freehold

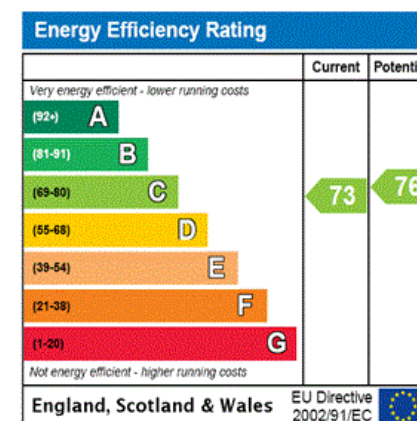
Description

Clean crisp white exterior, modern bright interior, this superb detached house is nestled beautifully into its plot, with mature gardens enveloping it and keeping it private and secluded. There are five bedrooms and four bathrooms (two en-suite) all on the first floor, whilst the ground floor houses the kitchen-breakfast room, separate dining-/sun-room, living room with media room at the rear and an internal study or library area. There is also a large cloak cupboard and a guest WC off the generous, bright entrance hallway. At the front of the house beyond contemporary, electric steel & wood double gates is an immaculate, block-paved driveway with ample space for three or more vehicles.

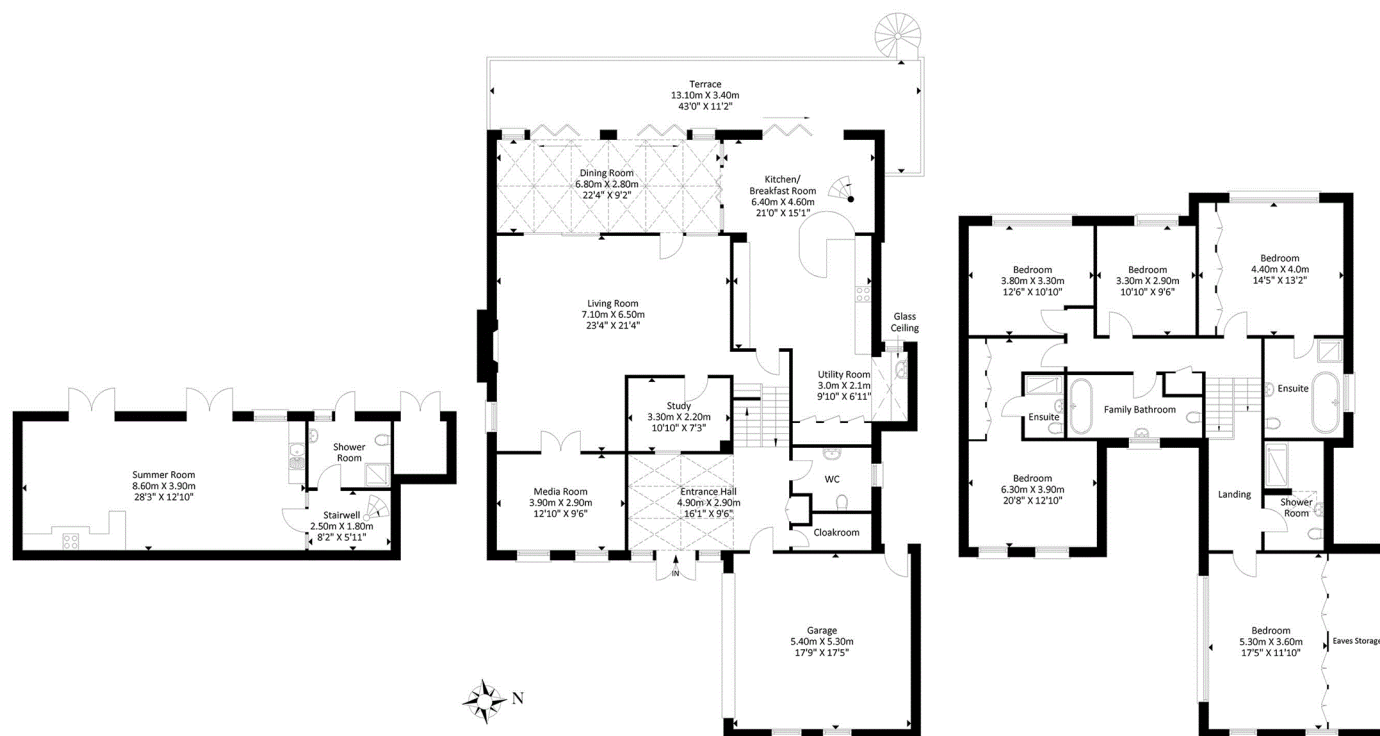
The living accommodation all flows wonderfully from each room to the next and the sun-room opens out onto a wide terrace with spiral staircase down to the pool level. An internal staircase at the end of the kitchen enables internal access to the lower floor where there is a large summer living room space, with kitchen facilities and a shower room. This space would work wonderfully well as an annexe for guests or relatives, whilst also being ideal as a secondary living room, adjacent to the pool. Subject to consents there would be sufficient space to hive off one end to create a bedroom, making the whole lower ground floor effectively into a one bedroom flat. Alternatively the integral garage on the ground floor and the bedroom and bathroom directly above, could also work in a similar way, to provide a self-contained annexe with private entrance.

Many parts of the property have been recently improved, including the kitchen which now has a useful utility room at the rear, the glazed bi-fold doors which lead from the dining area directly out onto the lovely terrace and some internal decoration. The space is adaptable and would work in myriad ways to suit almost any family structure.

Externally, the garden is large and well-planted with an ample swimming pool and paved terrace around it closest to the house, a pretty lawned area with a rose garden beyond and a further green space which could be ideal for kids summer games, BBQ's or just sitting in and enjoying the greenery. The views from within the property take in the garden and The Copse beyond, with the sea glistening in the distance. From its elevated position the house encompasses a wide panorama and is almost entirely unoverlooked.



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Garden Level
Approximate Floor Area
499.44 sq ft
(46.40 sq m)

Ground Floor
Approximate Floor Area
1867.53 sq ft
(173.50 sq m)

First Floor
Approximate Floor Area
1384.23 sq ft
(128.60 sq m)

Approximate Gross Internal Area = 348.50 sq m / 3751.22 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

GDIMPACT

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

