



Hill Brow, Hove, Sussex, BN3 6DD

Offers Invited £1,600,000

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## Offers Invited £1,600,000

- CHAIN FREE DETACHED HOME
- 5 BEDROOMS
- 3 RECEPTION ROOMS
- MODERN KITCHEN AND UTILITY ROOM
- LARGE DRIVEWAY
- INTEGRAL GARAGE
- POTENTIAL FOR ANNEXE
- SOUGHT AFTER LOCATION

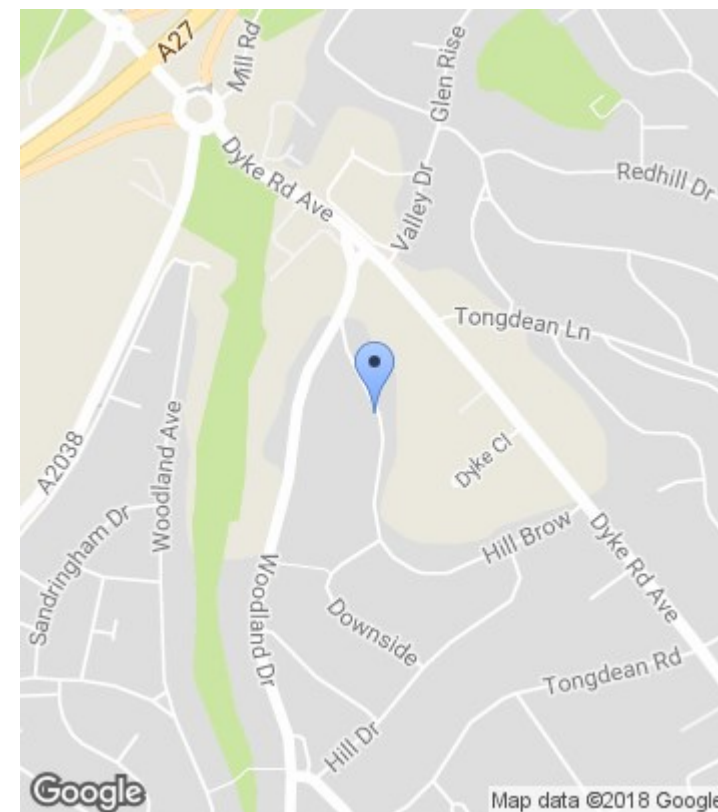
## Description

The "Hills" Of Hove Park . Hill Brow

Located in the superb Hove park area. This is a rare available beautiful five bedroom detached contemporary style residence which has been lovingly renovated to create a stunning home. Particular features include a luxurious fitted kitchen/breakfast room with quality integrated appliances. 5 bedrooms three of which featuring luxury en suites, fantastic heated swimming pool with spacious decked area and established beautifully maintained garden. Integral double garage.

Occupying an impressive position on the south side of Hill Brow, within stunning, large mature gardens and enjoying a sunny south westerly aspect. If you are seeking masses of light and space, with a modern, contemporary design, look no further than this house, which commands a fabulous elevated aspect at the rear, over the surrounding area towards the sea! The gardens are a true delight, with an expanse of attractively landscaped lawn, interspersed with mature borders and an outside swimming pool. For those buyers needing plenty of parking, the property boasts a large drive way and double garage.

The Hove Park area is a very pleasant 'leafy' location, much sought after by families. Hove Park itself offers a delightful open space with recreational amenities and a popular café as does Hove Recreation Ground. Local shopping facilities are available at Waitrose on Nevill Road. Hove mainline railway station is easily accessible for commuters.

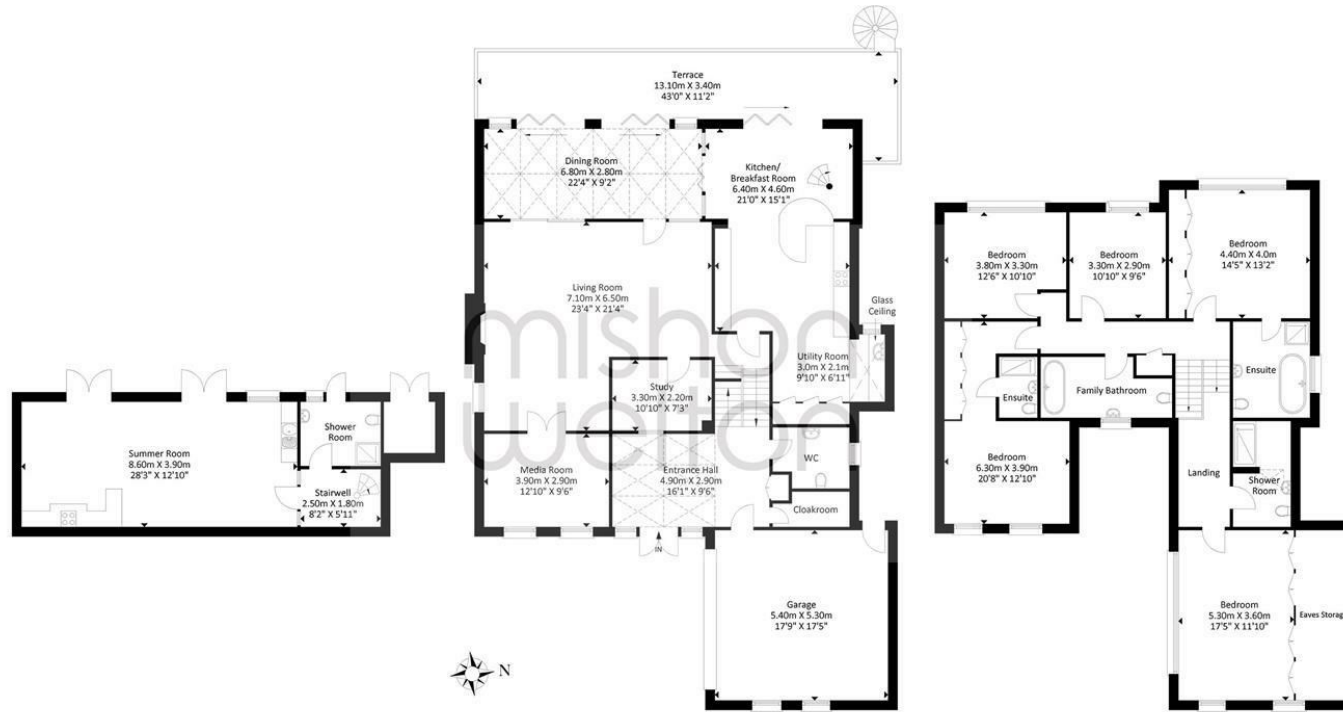


### Area

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# Hill Brow, Hove



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 2017

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These floor plans are intended as a guide only. Dimensions are approximate and not to scale. Whilst we have taken every care with the preparation of these details, they do not form any part of an offer or contract and are for guidance only. We have not tested any apparatus, equipment, fittings or services and cannot verify they are in working order.





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