

# PHILLIPS & STILL



- A Truly Amazing Extended Five Bedroom Detached Residence With Over 3,000 sq ft of living space
- Fantastic Open Plan Kitchen/Dining/Living Room With Bi-Fold Doors
- Two Bathrooms, Shower Room and Cloakroom
- Secure Gated Driveway With Ample Parking
- Gym and utility room

Hill Drive, Hove, BN3 6QL

Offers In Excess Of £2,000,000

Set in one of Hove's most prestigious addresses, this exquisite detached home has been masterfully crafted by an interior designer, where every element has been carefully considered to create a residence of rare style and sophistication. This is the one property you do not want to miss out on!





## Property Description

Spanning over 3,100 sq ft, the interiors showcase bespoke detailing and a seamless blend of elegance and modern comfort. At the heart of the home lies a breath taking Neptune kitchen and dining area, complete with central island, bespoke cabinetry, and expanses of bi-folding doors opening directly onto the landscaped garden. This superb open-plan space has been designed with entertaining in mind, flowing into relaxed lounge areas and spilling out to the sun-drenched terraces, creating the ultimate backdrop for parties, family gatherings, and al fresco dining.

The formal sitting room exudes timeless elegance with its feature fireplace, while the family lounge offers a more relaxed atmosphere with bespoke joinery and views onto the terrace. Further ground floor highlights include a gym, utility room, cloakroom, and an additional reception room that can flex to suit modern living.

The first floor is home to three beautifully appointed bedrooms, including a sumptuous principal suite with Juliet balcony, walk-in dressing area and a spa-like en-suite bathroom. A dedicated home office and an additional luxury family bathroom complete this level.

Rising to the top floor, the large guest suite is truly spectacular. Framed by striking vaulted ceilings and two oversized Velux balcony windows, the room opens out to reveal panoramic views stretching across Hove and down to the sea. This elevated retreat perfectly captures the essence of luxury coastal living.

Outside, the landscaped south-facing garden is a private oasis designed for both relaxation and entertaining. From the sun terraces and seating areas to the feature hot tub and level lawn framed by mature planting, every detail invites you to unwind or host in style, all while enjoying far-reaching sea views.

Secure gated entry and a generous paved driveway providing ample parking to the front of the property.







## Accommodation

### GROUND FLOOR

ENTRANCE PORCH  
 ENTRANCE HALL  
 CLOAKROOM  
 SITTING ROOM  
 17' 9" x 16' 4" (5.41m x 4.98m)  
 LIVING ROOM  
 13' 9" x 13' 4" (4.19m x 4.06m)  
 OPEN PLAN KITCHEN/DINER  
 26' 9" x 23' 7" (8.15m x 7.19m)  
 PANTRY  
 9' 11" x 7' 8" (3.02m x 2.34m)  
 GYM  
 10' 0" x 9' 4" (3.05m x 2.84m)

### FIRST FLOOR

LANDING  
 BEDROOM FOUR/OFFICE  
 13' 6" x 10' 3" (4.11m x 3.12m)  
 BEDROOM THREE  
 12' 7" x 11' 3" (3.84m x 3.43m)  
 ENSUITE BATHROOM  
 WALK-IN DRESSING ROOM  
 MASTER BEDROOM  
 26' 0" x 13' 11" (7.92m x 4.24m)  
 DRESSING AREA  
 ENSUITE BATHROOM

### SECOND FLOOR

BEDROOM TWO  
 21' 2" x 15' 9" (6.45m x 4.8m)  
 SHOWER ROOM  
 BEDROOM FIVE  
 14' 10" x 8' 9" (4.52m x 2.67m)

### OUTSIDE

GATED RESIDENCE WITH PRIVATE DRIVEWAY  
 (ample parking for several cars)  
 LANDSCAPED REAR GARDEN

# HILL DRIVE

Approx. Gross Internal Floor Area = 289.16 sq m / 3112.48 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Awaiting E.P.C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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