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Elm Drive

Hove, BN3 7JJ

£750,000

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# Elm Drive, Hove, BN3 7JJ

An immaculately presented, thoughtfully extended semi-detached house, situated in a popular residential Hove location. This spacious family home is ready to move into with its versatile open plan spaces and tasteful, contemporary interior.

With accommodation arranged over three floors, the property comprises a through sitting living room, onto a generous open plan family space, kitchen and downstairs cloakroom with utility to the ground floor. With four bedrooms; principal with en-suite, and a family bathroom to the first and second floors.

Furthermore, the property has off street parking, a GARAGE and boasts a favoured SOUTH FACING garden with a fully insulated home office pod/garden room with Wi-Fi.

## Location

Elm Drive is situated in a convenient location North of the Old Shoreham Road, in Hove, leading into Cranmer Avenue. This location is ideal for transport links to the rest of Brighton, Hove and beyond with regular bus services and Aldrington train station is less than half a mile away, with bypass links to the A27 and A23 being easily accessible. Poets Corner and Portland Road with its array of shops, restaurants and pubs are both within easy reach as is Hove Park with its 40 acre's of playing fields.

## Accommodation

Located at the bottom end of Elm Drive, this attractive 1930's property enjoys red brick and white rendered bay fronted elevations. An established front garden and driveway laid to shingle gives access to the integral garage and the tiled storm porch with its contemporary timber framed front door.

Once inside the property you'll immediately notice the tasteful decoration and attention to detail applied by the current owners. Meticulously styled, with some period panelling and original doors, the entrance hall is bright and inviting with warm real wood flooring that flows throughout.

Bay fronted with views over the treelined street, the sitting room is a good size with a soft cashmere colour palette, and runs through to the living room, and family/dining room in turn. The living room enjoys a cosy log burning stove and a lovely flow of natural light, since this open plan space spans the depth of the property to the southerly aspect at the rear.

Sleek and modern in design, the kitchen is open to the family dining room at the back of the house and so also benefits from a bright southerly aspect. Comprising a range of muted grey, gloss wall and base units with a Quartz work surface and polished porcelain splashback with an undermounted sink and moulded drainer. Integrated appliances include a stacked double oven, four ring gas hob with extractor over, and a dishwasher with space and provisions for a freestanding fridge freezer.

With a dual aspect and a lantern skylight, the family/dining room boasts bi-fold doors that run the width of the room and give direct access onto the decked terrace and garden. There's ample room for a seating area and a large dining table and chairs, and access to a separate utility room/cloakroom.

Stairs with a spindled balustrade and neutral carpeting rise to the first floor landing, with a side aspect window, giving access to three bedrooms and the family bathroom.

Bedroom two is a spacious double room with a bay window onto the street, with bedroom four sitting adjacent, that is currently used as a good sized study.

At the rear with stunning views over the 'tropical' garden and greenery beyond, bedroom three is a further double room with neutral carpet continued.

The family bathroom is laid to vibrant geometric vinyl tiling and enjoys a contemporary finish with a two tone Hague blue wall and metro tiled splash back. Comprising a shower bath with wall mounted, thermostatic controls and contrasting tiled surrounds, a low level eco flush WC, and a modern sink and vanity unit.

A further turning staircase rises to the second floor loft conversion that accommodates the principal bedroom with en-suite. Enjoying an elegant colour palette in neutral tones and sage greens, this room boasts a bright dual aspect with a calming feel and wonderful leafy green views. Laid to wood effect flooring there's a range of bespoke built in wardrobes and a Juliette balcony overlooking the rear garden.

With tiled surrounds and wood effect flooring continued, the en-suite comprises a double width walk in shower, a low level eco flush WC and sink and vanity unit.

## Garden & Garage

Accessed via bi-fold doors at the rear of the house, the rear garden is a beautifully landscaped 'tropical' haven. Incredibly private, the garden boasts a favoured southerly aspect and is a well designed space with different levels and patio areas with raised pond to enjoy. A raised decked terrace makes the most of the sunny aspect with ample room for patio furniture for alfresco dining, and there's a slate paved BBQ area with veranda.

The rest of the garden is mainly laid to lawn with hedgerow and sleeper borders, with a detached sun room/home office at the rear that has electric, lighting and is Wi-Fi enabled.

The garage can be accessed from the garden via a double glazed door with barn doors to the front. It has lighting and electric and is already fully insulated, providing future possibilities for conversion.

## Additional information

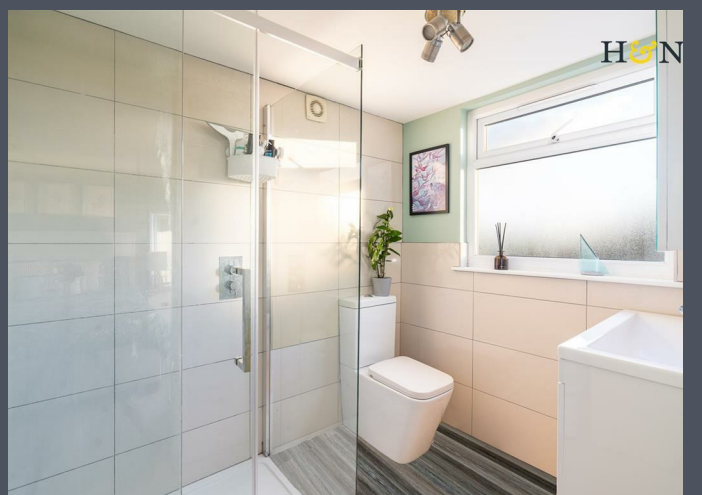
EPC rating: C

Internal measurement (Incl. garage & home office): 1,626 Square feet / 151 Square metres

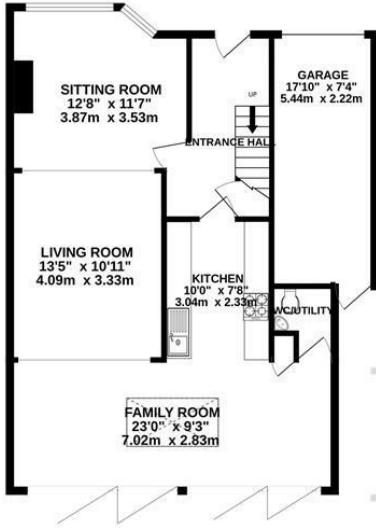
Tenure: Freehold

Council tax band: D

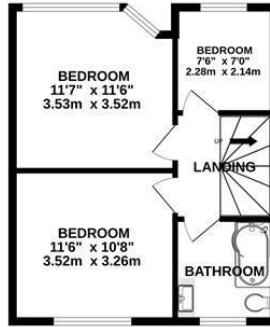




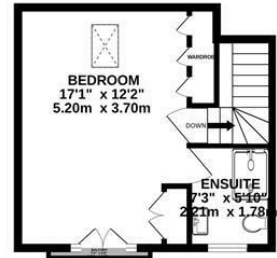
GROUND FLOOR  
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



2ND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



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INCL. GARAGE & GARDEN ROOM

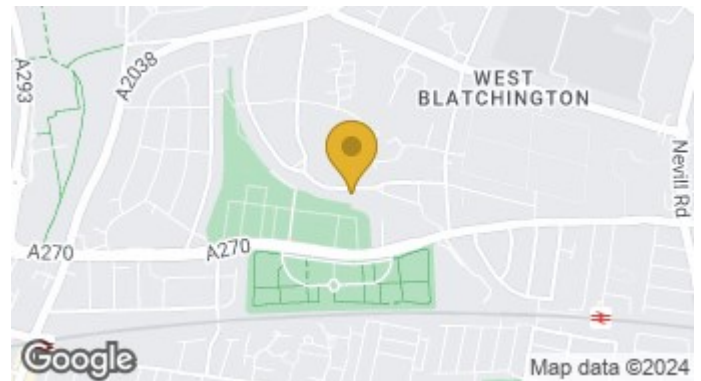
TOTAL FLOOR AREA : 1626 sq.ft. (151.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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19 Richardson Road  
Brighton & Hove  
East Sussex BN3 5RB

01273 746674  
hove@healynewsom.co.uk  
www.healynewsom.co.uk



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