



FOSTER & CO.

77 Shirley Drive
Hove, BN3 6UE



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Guide price £1,100,000

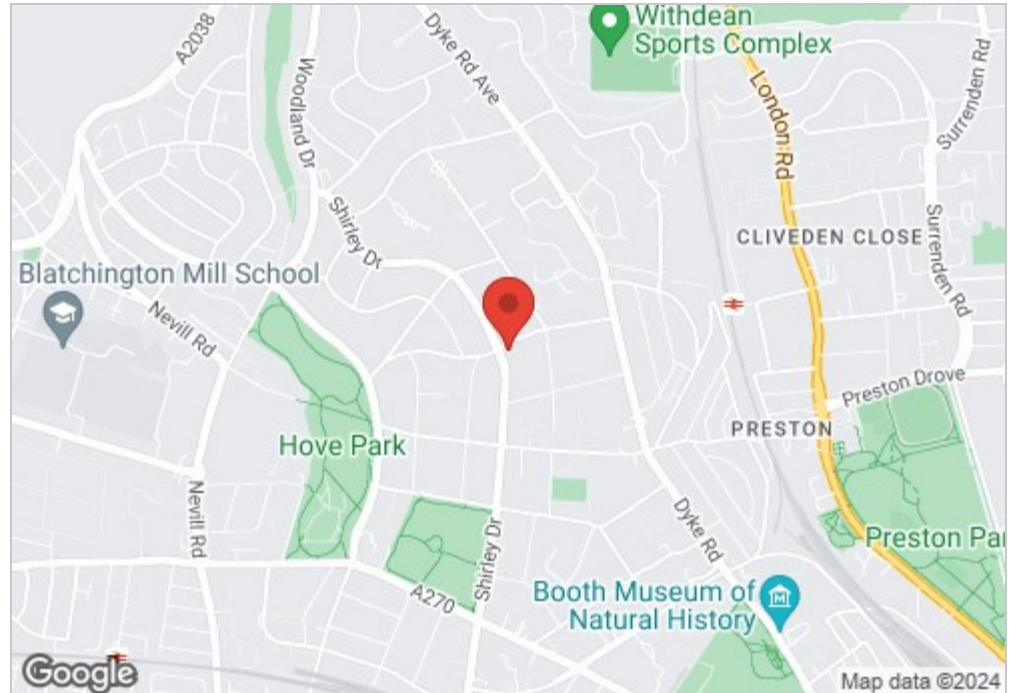
A quite beautifully presented and appointed 4 bedroom detached Georgian style family home, standing in lovely, attractively landscaped, yet easily managed gardens in a prominent corner position, in this sought after Hove Park setting.

This particularly attractive detached Georgian style house will appeal particularly to those seeking a ready to move into, low maintenance home, with a modern contemporary theme. The property is offered for sale in pristine decorative condition throughout and provides lovely light and airy living space, with large low slung windows flooding the rooms with sun light. The living accommodation is arranged over two floors and is spacious and comfortable with features including a beautifully fitted kitchen/breakfast room, separate living room passing through to an "all year round" conservatory. On the first floor there are 4 double bedrooms, with the front facing rooms enjoying great elevated views over the surrounding area and with en-suite facilities to the main bedroom, as well as fitted wardrobes in all rooms. The property, which is set in pleasant, easily maintained lawned gardens, occupies a prominent position on the corner of Shirley Drive and Woodruff Avenue, behind a walled and gated access, which leads to a detached double garage. An early viewing is very highly recommended by the owners Sole Agents.



- Attractive detached Georgian style home
- Beautifully presented and appointed
- Four double bedrooms
- Superbly fitted kitchen/breakfast room
- Double garage
- Prominent corner position
- Light and airy throughout
- En-suite bathroom
- Lovely, attractively landscaped gardens
- Must be viewed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	79
England & Wales	EU Directive 2002/91/EC	



SHIRLEY DRIVE

Approximate Gross Internal Area = 198.49 sq m / 2136.52 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

