

46 Elm Drive

Hove, BN3 7JJ

Asking price £725,000

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. One of the only houses to have a basement level the owners have created a gym/office and cinema room with a separate shower room. Three bedrooms upstairs with a family bathroom.

Outside there is parking to the front, garage at the rear and a lovely south facing garden.

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.



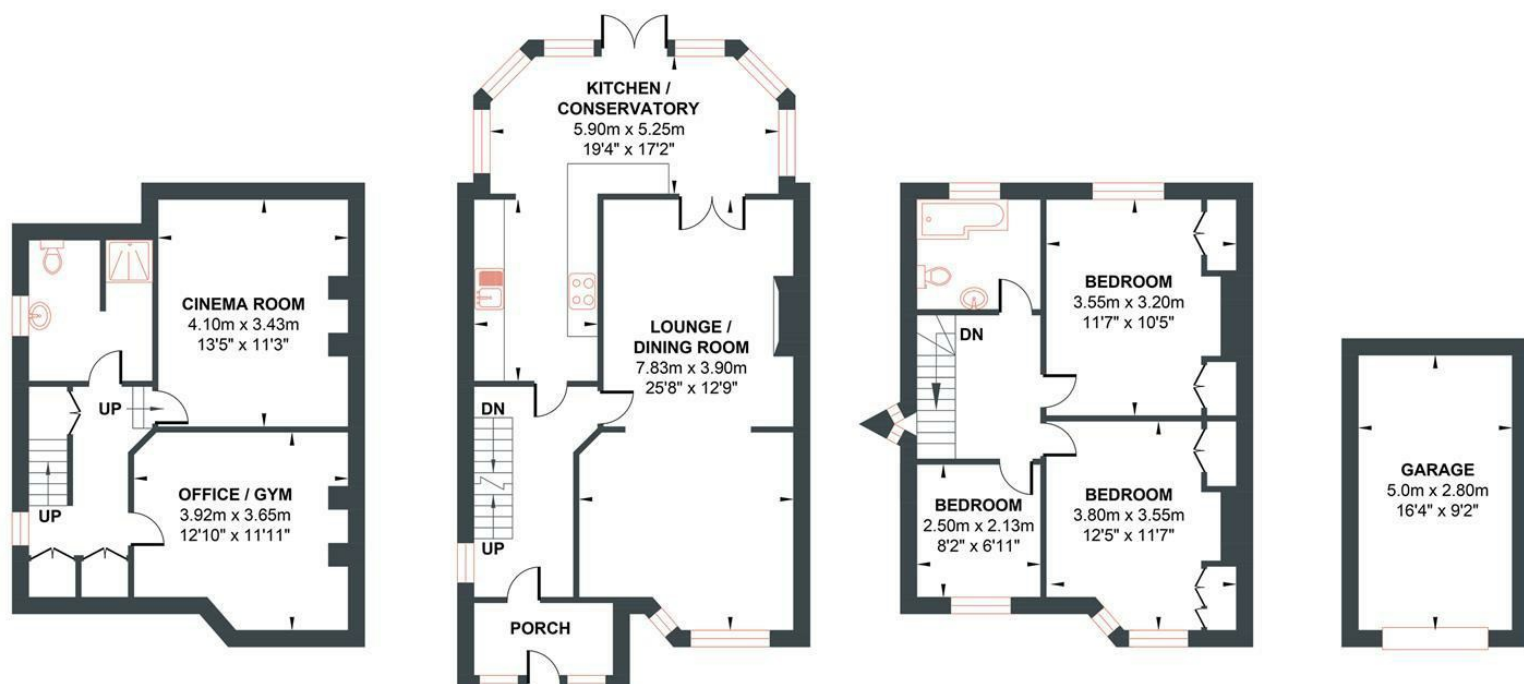
- Guide Price £725,000 - £750,000
- Basement
- Cinema Room
- Garden
- Off Road Parking
- 3 Bedrooms
- Office/Gym
- 2 Bathrooms
- Garage
- Large Kitchen

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	66	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ELM DRIVE

Approximate Gross Internal Area = 158.98 sq m / 1711.24 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



BASEMENT
Approximate Floor Area
448.31 sq ft
(41.65 sq m)

GROUND FLOOR
Approximate Floor Area
645.18 sq ft
(59.94 sq m)

FIRST FLOOR
Approximate Floor Area
467.04 sq ft
(43.39 sq m)

GARAGE
Approximate Floor Area
150.69 sq ft
(14.0 sq m)

