



36 Hill Brow

Hove, BN3 6QH

Offers in excess of £2,250,000

Approaching the property, you're greeted by a secluded gated front garden offering off-street parking and a sense of privacy from the street. The striking architectural design, characterised by its standout black zinc façade, sets the tone for what lies beyond.

Step through the bright and spacious vaulted entrance hall, where practical storage solutions and a separate w.c. await. Descend into the heart of the home, a magnificent open-plan living/dining/snug area flooded with natural light streaming through full-height sliding doors and windows. Revel in the seamless integration of indoor-outdoor living, with delightful views of the surrounding greenery and the three-cornered copse. Polished concrete floors and a wood burner add warmth and character to the space, while skylights further enhance the ambience.

The expansive 28-foot kitchen dining room is a chef's dream, featuring sleek white high gloss units, stone countertops, and integrated appliances. A handcrafted breakfast bar invites casual gatherings, while exposed steel beams evoke an American loft-style vibe. Glass crittall-style doors lead to a sun-drenched family room, offering picturesque views of the landscaped garden. Adjacent, bedroom five boasts its own en-suite shower room, providing a private retreat for guests or family members.

Ascending to the first floor, a stunning landing adorned with feature wood acoustic cladding sets the stage for the opulent master suite. Enjoy breath taking vistas from the comfort of your bed or step out onto the expansive terrace, perfect for indulging in alfresco dining or soaking up the afternoon sun. A dressing room and luxurious en-suite shower room, complete with a separate bath, elevate the master experience. Three additional double bedrooms and a sumptuous family bathroom offer ample accommodation for family members or guests.

The allure of this residence extends beyond the main living areas, with a versatile studio room offering endless possibilities as a home office, gym, or additional bedroom. Complete with its own en-suite shower room and views of the meticulously landscaped garden, this space epitomizes luxury and convenience.

Outside, the tiered west-facing garden beckons with its lush greenery and sun-drenched terraces. A heated swimming pool provides the perfect oasis for relaxation and recreation, while a dedicated pool room offers a cozy retreat with panoramic views over the pool area.

Nestled in the highly sought-after Hill Brow neighborhood, this home offers the perfect blend of tranquility and convenience. Woodland Parade, with its array of local shops and amenities, is just a short distance away, while Hove's vibrant shopping district and eclectic dining scene are within easy reach. Commuting is a breeze, with nearby bus services and Hove mainline railway station offering direct links to London. Convenient access to the A27 and A23 further enhances connectivity for those traveling by car.

Experience the epitome of contemporary luxury living in this exceptional Hove residence, where every detail has been meticulously curated to provide a lifestyle of unparalleled comfort and sophistication. Welcome home.

- Deatched
- Study
- Pool House
- Zinc Cladding
- Stunning Finish
- 5 Bedrooms
- Swimming Pool
- Open Plan
- Gated
- Off Road Parking

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		
	89	90
England & Wales	EU Directive 2002/91/EC	



HILL BROW

Approximate Gross Internal Area = 280.50 sq m / 3019.27 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

