





# Shirley Drive

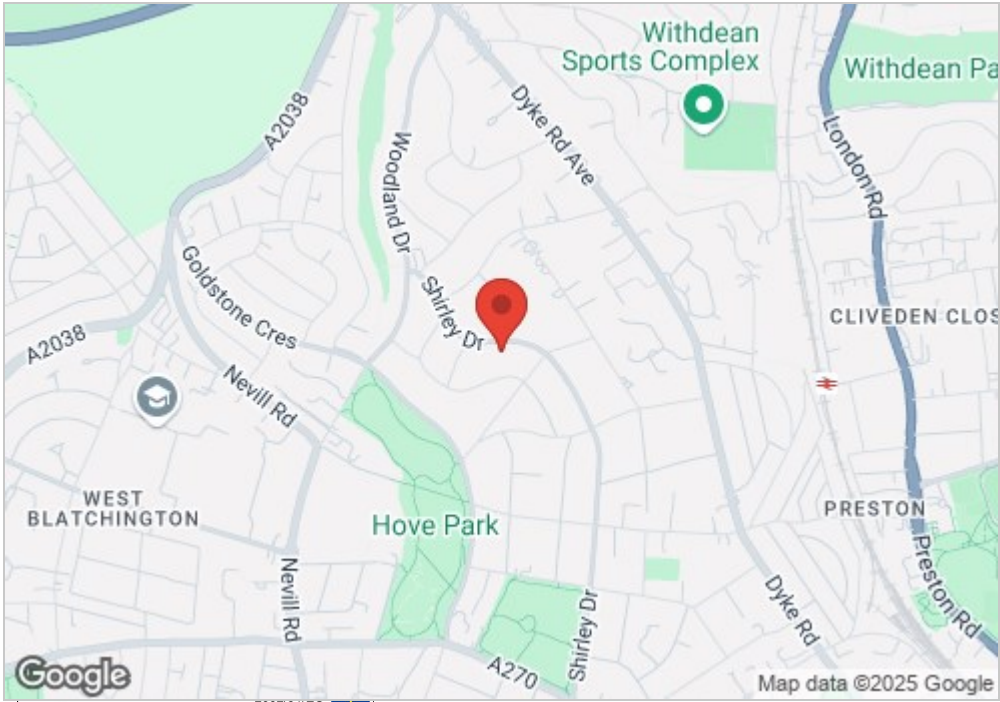
Hove, BN3 6UL

Offers in excess of £1,250,000

A fantastic opportunity purchase this five bedroom detached family home on Shirley drive. The house is in a prime location of Hove, close to Hove park and is chain free. On the ground floor are two great sized reception rooms, separate kitchen and conservatory as well as downstairs loo. Upstairs on the first floor are five bedrooms, the master and second bedroom both enjoy sea views. The family bathroom has a bath and wash basin with a separate W/C next door. The back garden is large and can be accessed via the conservatory. There are 2 annexes one at the front of the property and one at the rear.

Planning permission granted BH2023/01256 to knock down and rebuild a 5800 sq ft house.

Shirley Drive is located in the sought after Hove Park area of Hove, with numerous good schools, whilst providing easy access to the A27/A23. There are also bus routes located close by providing access to Brighton City centre and the centre of Hove.



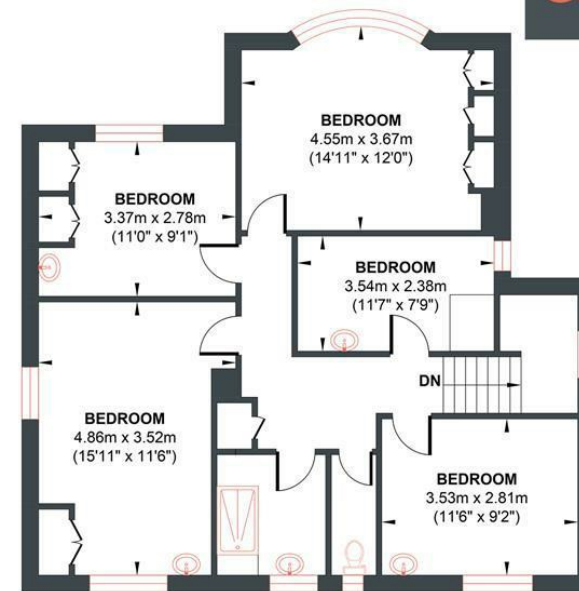
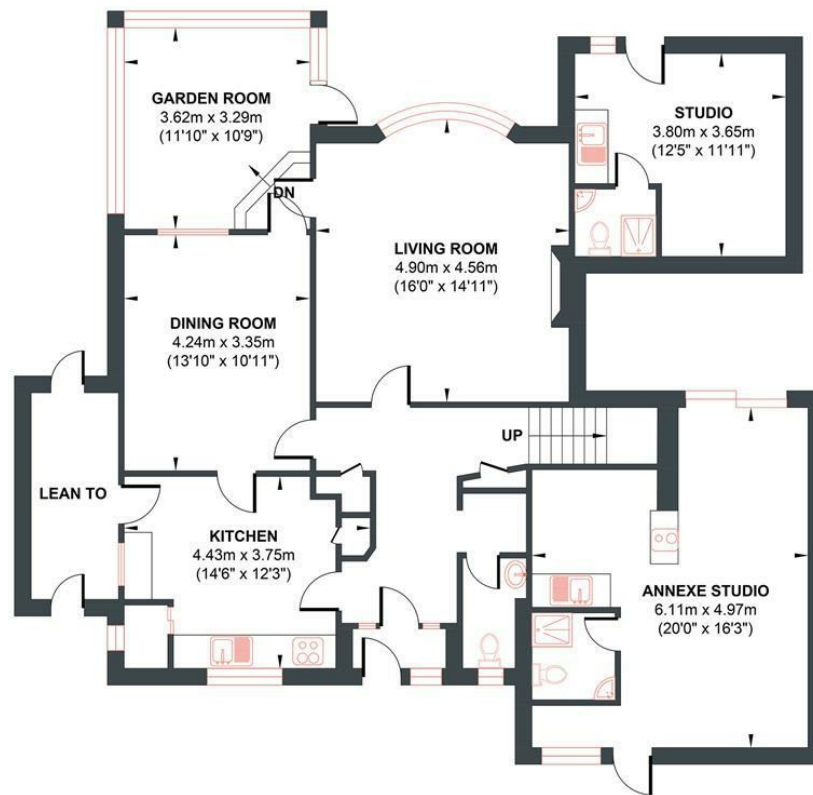
- Detached Family Home
- Planning Permission to Knock Down and Rebuild BH2023/01256
- 5 Bedrooms
- 2 Annexes
- Large South Facing Garden
- Sea View
- No Chain
- Off Street Parking
- 2255 sq ft
- Popular Hove Park Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>40</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## SHIRLEY DRIVE

Approx. Gross Internal Floor Area = 209.57 sq m / 2255.79 sq ft

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



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All measurements are approximate





