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## 80 The Droveaway Hove BN3 6PR

Weatherills are delighted to present this VERY SUBSTANTIAL DETACHED FAMILY HOME offering an opportunity for a purchaser to make a house their own, having a double length garage, beautiful SOUTH FACING REAR GARDEN, offered for sale with NO ONWARD CHAIN and being located within a STONE'S THROW OF HOVE PARK.



### Offers In Excess Of £1,000,000 Freehold

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## Viewing

Call us on 01273 322766 or  
email us: sales@wpgsussex.co.uk

## Agents Notes

The accommodation is arranged over 2 floors and comprises: 5 BEDROOMS, 2 BATHROOMS, A GROUND FLOOR CLOAKROOM/WC, A RECEPTION HALLWAY, A LARGE THROUGH LOUNGE/DINING ROOM, AN ADDITIONAL SEPARATE RECEPTION ROOM, A KITCHEN/BREAKFAST ROOM AND A UTILITY ROOM.

In terms of outside space, there is a lovely front garden and lengthy driveway leading to the DOUBLE LENGTH GARAGE and a BEAUTIFUL SOUTH FACING REAR GARDEN. The property would benefit from a programme of modernisation and redecoration and there really is a great deal of scope for a buyer to make a house their own.

The Driveway is situated in one of Brighton and Hove's PRIME LOCATIONS, being very close to the delightful Hove Park with it's cafe, tennis courts and Saturday Park Run. There are excellent schools in the vicinity, good transport links and local shops and cafes nearby.

- A SUBSTANTIAL AND COMMANDING DETACHED FAMILY HOME
- 5 GOOD SIZED BEDROOMS
- 2 BATHROOMS AND A GROUND FLOOR CLOAKROOM/WC
- UP TO 3 LARGE RECEPTION ROOMS
- A KITCHEN/BREAKFAST ROOM & SEPARATE UTILITY ROOM

## EPC

### Energy Efficiency Rating

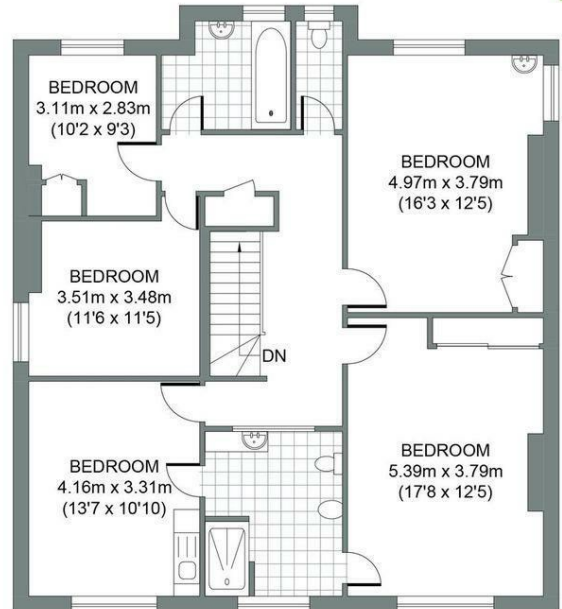
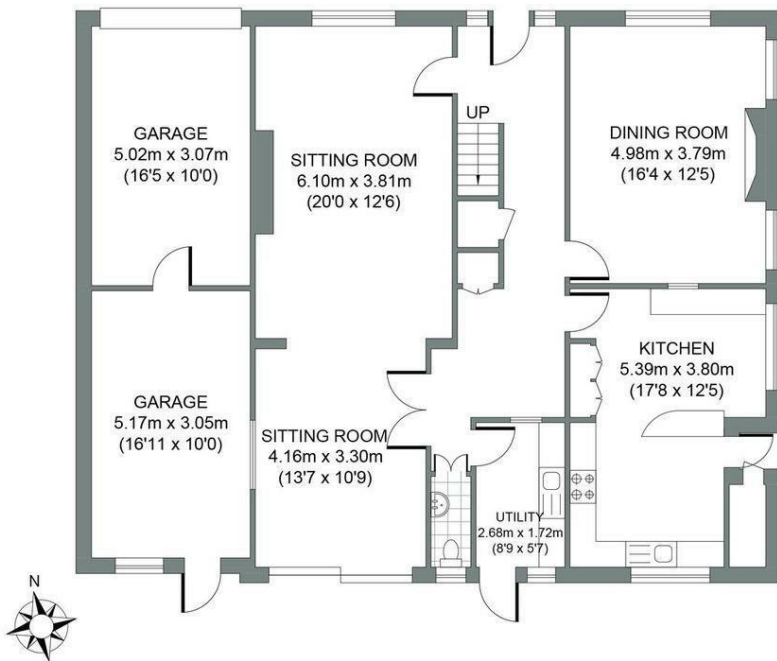
|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (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>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



## Floor plans

**GROUND FLOOR**  
Approximate Gross Internal Area  
135.01 sq m / 1453.23 sq ft

**FIRST FLOOR**  
Approximate Gross Internal Area  
106.16 sq m / 1142.69 sq ft



THE DROVEWAY

Total Area : 241.17m<sup>2</sup> = 2595.92ft<sup>2</sup>

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