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**FOR SALE**

The Droveaway, Hove, BN3  
**£1,100,000**

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EXQUISITE



## INTRODUCING

# The Droveaway, Hove, BN3

3 Bedrooms | 2 Bathrooms | 1 Large Open Reception Room  
1029 Sq Ft | Hove Park | Architect Designed New Build

- Prime Hove location on the border of Hove Park and Dyke Road Avenue
- Seven Dials just 10-minutes to the south & the South Downs National Park just 10-minutes to the north.
- 3-bedrooms and 2-bathrooms inc. an en suite to the principal room
- Passivehaus building construction using ICF by Nudura
- Only the finest fixtures, fittings, materials and finishes used throughout
- A wealth of modern technologies to include in-built sound, lighting, security and heating systems remotely controlled from your phone or from the central hub pad.
- Underfloor heating to the ground floor
- Electric powered energy from 24 solar panels on the roof.
- High Eco credentials
- Large south facing garden with landscaped trees, fencing and outdoor lighting.
- Parking for 2 large cars on the drive.

Architect designed using bespoke eco technologies for energy optimisation– this detached house is ahead of its time. Entirely unique with streamlined features echoing Mid-Century Modern lines; space, light and a link to the outside were the main considerations in its design. Ideal for both families and professionals, there are three bedrooms and two bathrooms on the first floor, while the entire ground floor is open plan inviting formal dining, sophisticated entertaining and relaxation, balancing home comforts with a luxury lifestyle.

It was designed and built by the current owner as his family home, so no corners have been cut in its creation. It was designed to feel homely and secure, but also ideal for entertaining, so both form and function have been considered at every turn. With the last few finishing touches going into the house, there may also be a chance for buyers to negotiate these to put their own stamp on the place.



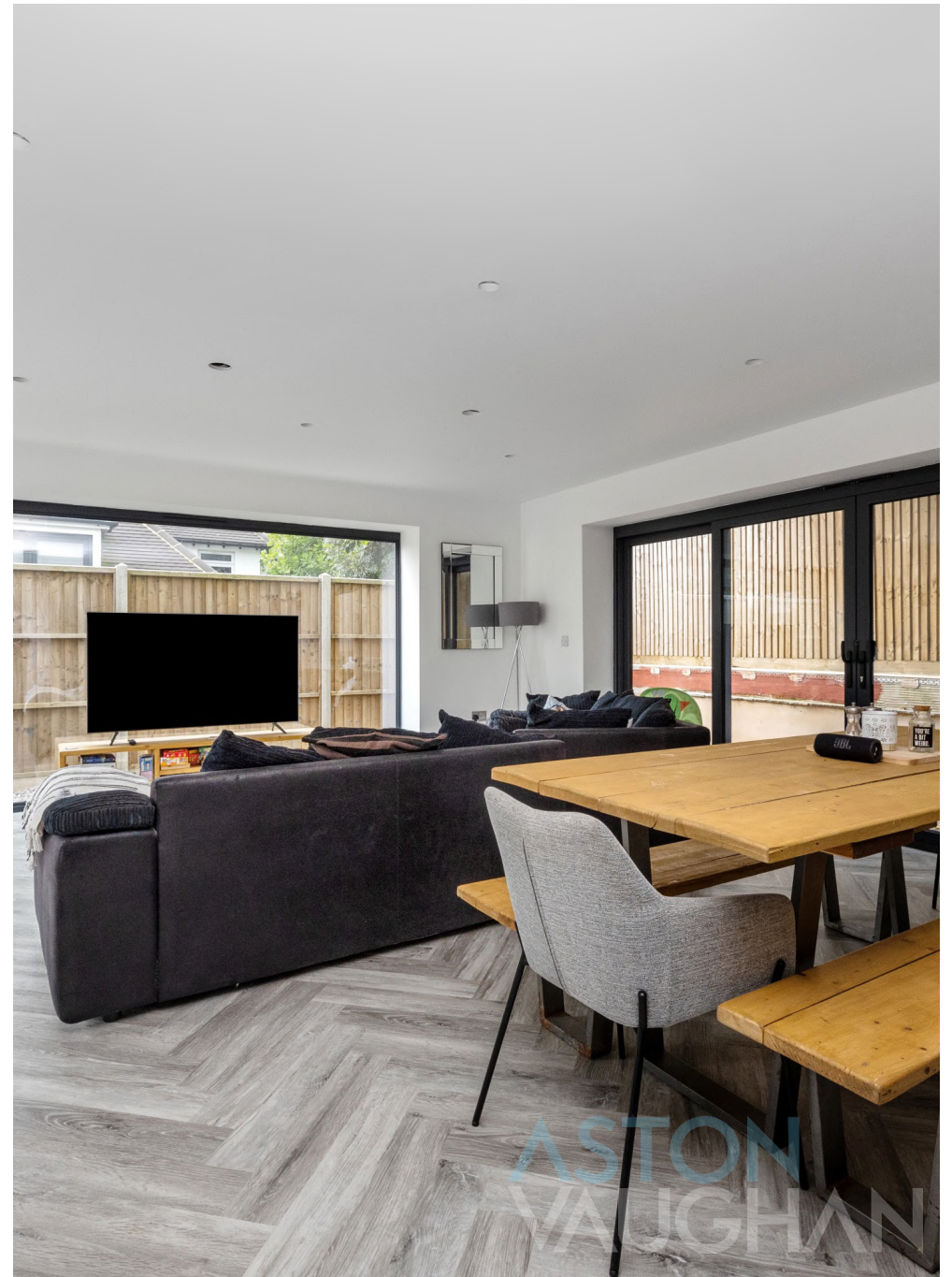




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Attractive on the approach, you step up to the house along a neat brick drive, passing an Indian sandstone patio area with steps leading down to the lawn. South facing, the house is bathed in natural light throughout the day. This is reflected off the pale Weinerberger smoked Branco brick and natural rendered façade which has planning agreed for rows of pleached birch trees to run seamlessly along the perimeter adding the organic shapes of nature to break the clean lines of modern architecture. Oversized windows are found throughout to maximise the light while conforming to high eco specifications to ensure optimum heat and sound insulation. As the evening draws in, uplighters and outdoor LEDs illuminate the space to be enjoyed well into the evening during the warmer seasons.







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Stepping inside through an oversized, secure front door, you are welcomed directly into the open plan ground floor reception room and kitchen with walls of glazing on three sides to naturally brighten and warm the space. This room invites entertaining with defined areas for formal dining, kicking back on large sofas or for informal seating around the large peninsula island. Topped with quartz marble with a waterfall edge, the finish is luxurious and stylish, paired with anthracite cabinets to complement the window and door frames found throughout the property. Brilliantly designed with soft close doors and ample storage at both base and eye levels, there are integrated appliances to include a wine cooler, washer dryer, dishwasher, fridge, freezer, microwave, warming drawer, fan oven and an induction hob with a downdraft extractor to wick away the aromas of cooking in this open plan space.

LVT herringbone flooring in pale grey oak effect runs through the room and is heated from below – although this is barely required due to the natural insulation of the build. High above your head are built-in speakers and recessed Astro spot lighting to avoid glare, all of which can be controlled from the wall mounted panel or remotely from your phone along with the heating and security systems outside.

During summer, you can spill outside to the patio area for alfresco drinks and dining in the sunshine. The lawn is a fine size for children to play and it would be possible to add electric gates to the driveway for additional security. When all three sets of doors are open, a cool breeze runs through the building and the green of the trees on the garden's border bring some of the outside in. And an under stairs cloakroom/WC completes the ground floor.







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A glass balustrade rises to the first-floor landing where there are three bedrooms and two bathrooms. Bedroom two has a wide picture window to the south and is a fine size double room with integrated, LED lit wardrobes to maximise the floor space. The principal room also faces south enjoying open views across the local landscape and built-in mirrored wardrobes which bounce the light around, adding to the feeling of space. It also boasts a sizable en suite shower room with a double width walk in rainfall shower, lined from floor to ceiling in pale grey slate tiling. A drop ceiling with LED lighting brings a soft light to the space while the heated mirror embedded with Bluetooth speakers adds atmosphere to your morning shower.

The smaller of the three bedrooms is ideal as a tranquil home office or child's room as it is a roomy single, sitting opposite the main bathroom which shares the same streamlined aesthetic as the principal ensuite. As the larger bathroom, it also benefits from a bathtub with a ceiling mounted rainfall showerhead and wall mounted taps with central faucet to allow comfortable bathing at either end.

**Vendor's Comments:**

"This has been a labour of love to build as I wanted to create a space which felt homely for the family, but also worked well as a social space. Designing a house which with a low carbon footprint was also one of the main considerations in the construction as an architect and developer, and we are really pleased with what we have achieved.

It's an amazing party house and it sits in a prime Hove location with Hove Park, Hove Station and beach all in walking distance – so it would be ideal for families, professionals, and downsizers who will appreciate having the best of town and country on their doorstep."









## LOCATION GUIDE

Exceptional and unique, this Eco House is situated in a popular area with lots of local amenities and green spaces on your doorstep – including the South Downs National Park which is just 10-minutes away by car. While it is peaceful and private inside, it sits in a central location remaining well-connected to the city by road, train or on foot, with the beach just 20-minutes' walk to the south. The local schools are amongst the best in the city with several highly acclaimed private schools also nearby, and the commute to London is less than an hour door to door from Hove Station. For families and professionals alike looking to live in a bespoke and luxurious home in this cosmopolitan coastal city – this house needs to be seen to be admired.

## EDUCATION

**Primary:** Stanford Infants and Junior Schools, Blatchington Primary, Bilingual School

**Secondary:** Hove Park, Blatchington Mill, Cardinal Newman RC

**Private:** Brighton College, Lancing Prep., Brighton Girls School

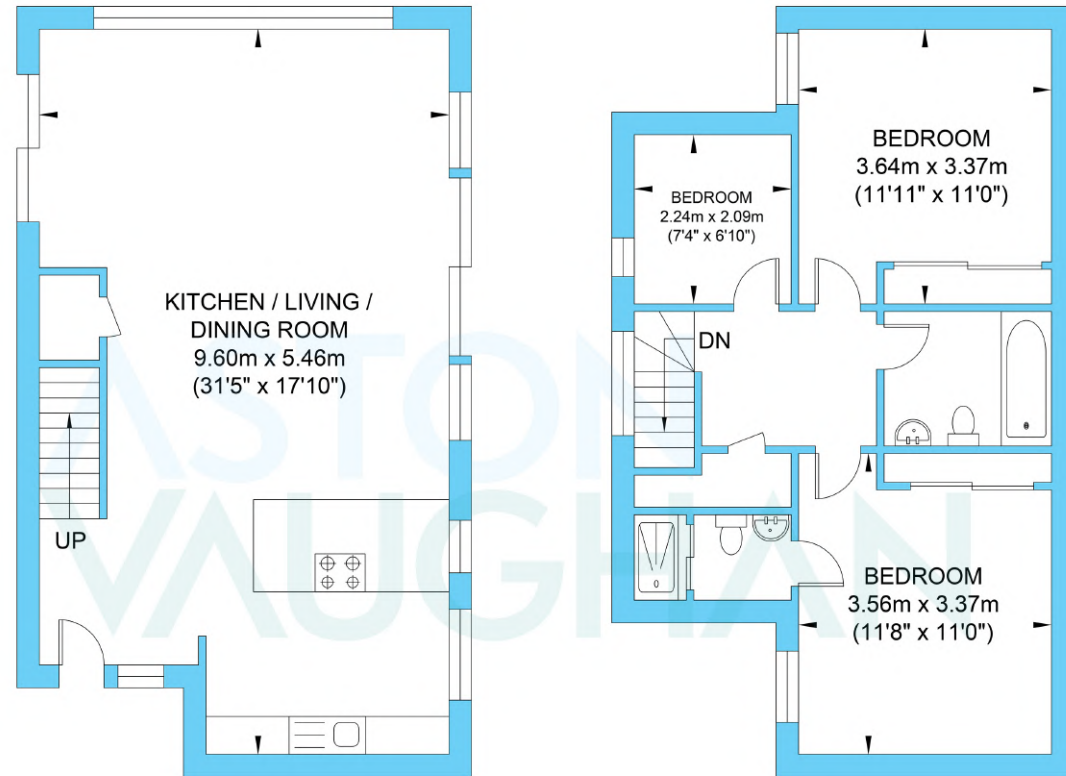
## WHAT'S AROUND YOU

**Shops:** 10 min walk to Waitrose

**Station:** Hove Station 14 min walk

**Seafront or Park:** Hove Rec 3 min walk, Hove Park 3 min walk, Hove Beach 27 min walk or 19 mins on bus

# The Droveway



Ground Floor  
Approximate Floor Area  
536.04 sq ft  
(49.80 sq m)

First Floor  
Approximate Floor Area  
493.41 sq ft  
(45.84 sq m)

Approximate Gross Internal Area = 95.64 sq m / 1029.46 sq ft

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