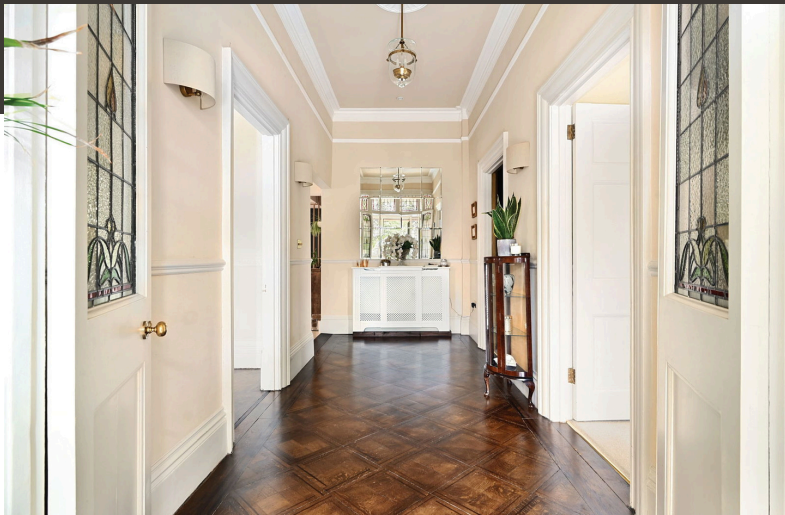




The Drive | Hove | BN3 6GE  
Offers Over £1,500,000



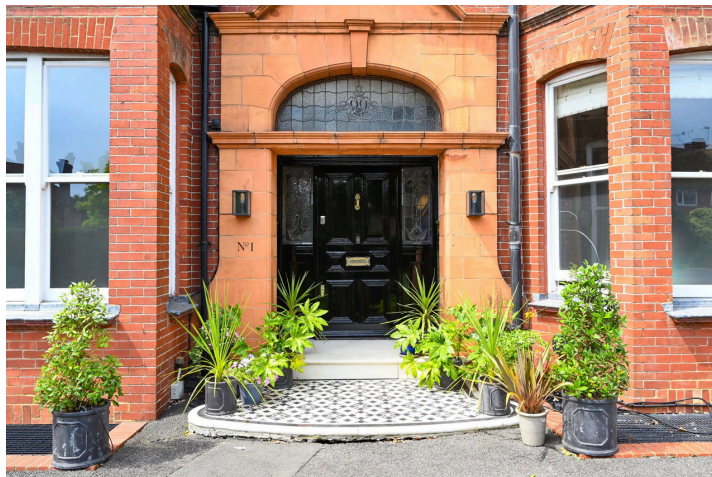
This stunning and rare, exceptionally large ground floor and lower ground floor mansion flat was designed and built as part of a grand house in 1904 by William Willett. This one-of-a-kind property has been fully renovated throughout by the current owners to a very high standard and boasts an array of impressive features that are sure to appeal to the most discerning buyer. The building is situated on a very desirable road amongst other period properties and is an impressive brick-built Victorian style building with bay windows, terracotta detailing and a grand main entrance. The main entrance is for the sole access to this mansion flat and upon entering, the vestibule and impressive hallway retain many original features which have been lovingly restored and retained.

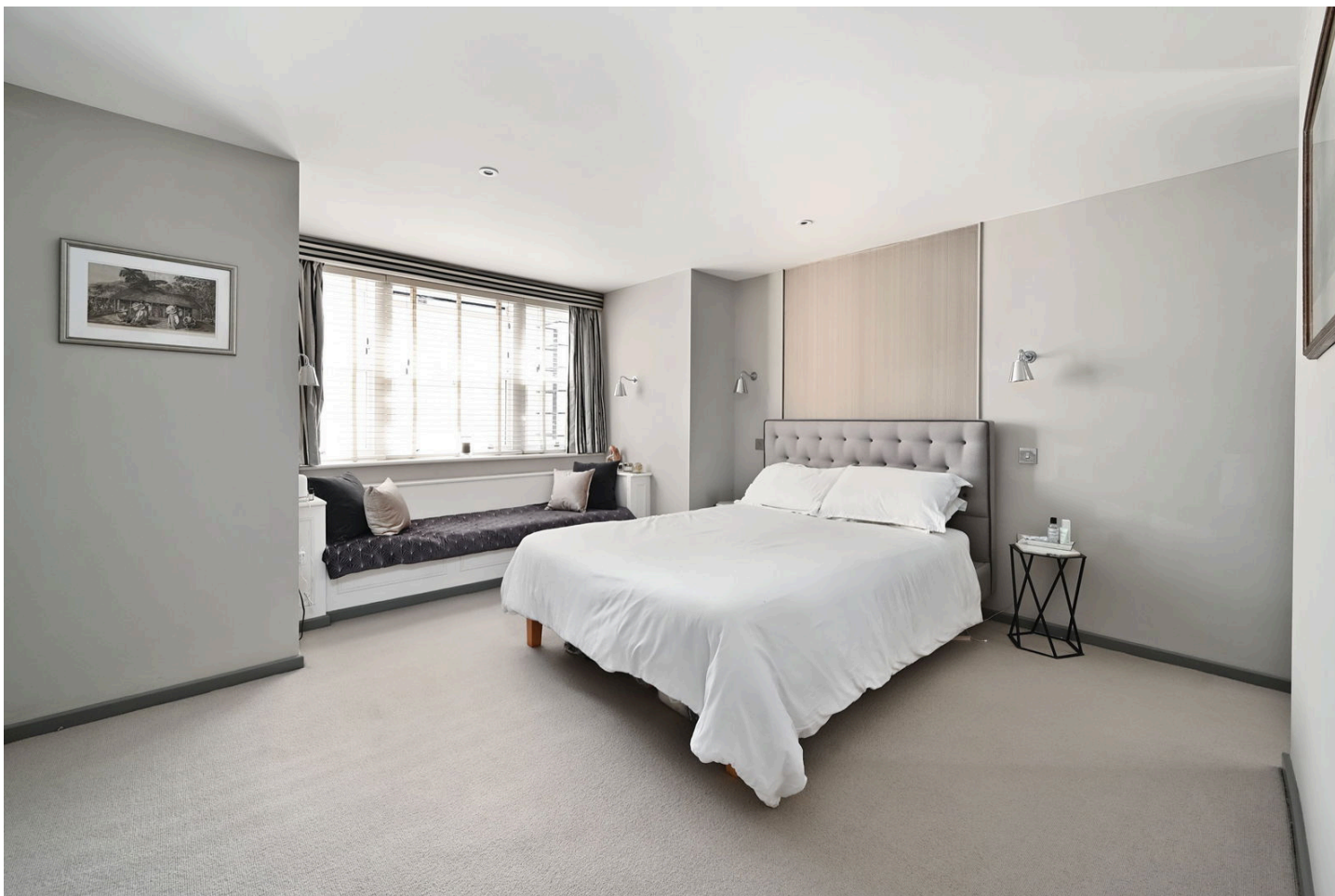


A home of style & sophistication



  
Fully Renovated Throughout





Property details: The Drive | Hove | BN3 6GE

## Key Features

- Ground Floor and Lower Ground Floor Mansion Flat
- Original Period Features
- Large Private West Facing Garden
- Off Road Parking & EV Charging Point
- Garage
- Master Suite
- Three Bathrooms
- Central Hove Location
- Fantastic Commuter Links



**4 Bedrooms**



**3 Bathrooms**



**4 Reception Rooms**



**Many Original Features Have  
Been Lovingly Restored And  
Retained**

### INTERNAL

On the ground floor, the property offers three spacious reception rooms, all with period details blended with modern convenience. They provide ample space for entertaining guests or relaxing with family. The traditional dining room is a great space to host cosy dinner parties, and the open-plan kitchen-diner is ideal for cooking and dining in a more modern setting. The built-in Miele, Neff and Quooker appliances are integrated in a solid-wood handmade kitchen, boasting marble worktops and a breakfast bar. This space is the heart of the home and offers plenty of room for hosting dinner parties and family living. The Juliet balcony gives an uninterrupted view into the garden for all seasons. A convenient WC is also located on this floor.

The elegant limestone feature staircase connects the traditional part of the home with the lower-ground floor and at this point you enter a serene, spa-like space with four well-proportioned double bedrooms. The fully insulated limestone flooring has underfloor heating for cosy winters, yet is wonderfully cooling during hot summers. This peaceful floor includes a master bedroom with a luxurious en-suite and walk-in dressing and wardrobe area. This mansion flat offers ample space for larger families to spread out in or those in need of extra room for living or visiting guests. In addition, there is a guest room with en-suite facilities, perfect for accommodating visitors in comfort and privacy. Two further double bedrooms complement this very private feeling space.

The property also features a family bathroom with bath, and a significant storage area with a separate utility and laundry room, ensuring that all practical needs are met. The added benefit of a share of freehold in this building adds further appeal, with the opportunity to have significant impact in the management of the building. This ground-floor and lower-ground floor mansion flat offers a blend of elegance, comfort, and practicality, making it a highly desirable property for anyone looking for a spacious and stylish home.

### EXTERNAL

The west-facing large private garden is a tranquil sanctuary, complete with a garden room and two decked areas for relaxing and dining. The garden has been lovingly developed with mature planting and trees to give it a secluded feel – it really is a sanctuary to enjoy. There is a separate vegetable garden to the side of the property, ideal for enjoying outdoor living in a peaceful setting.

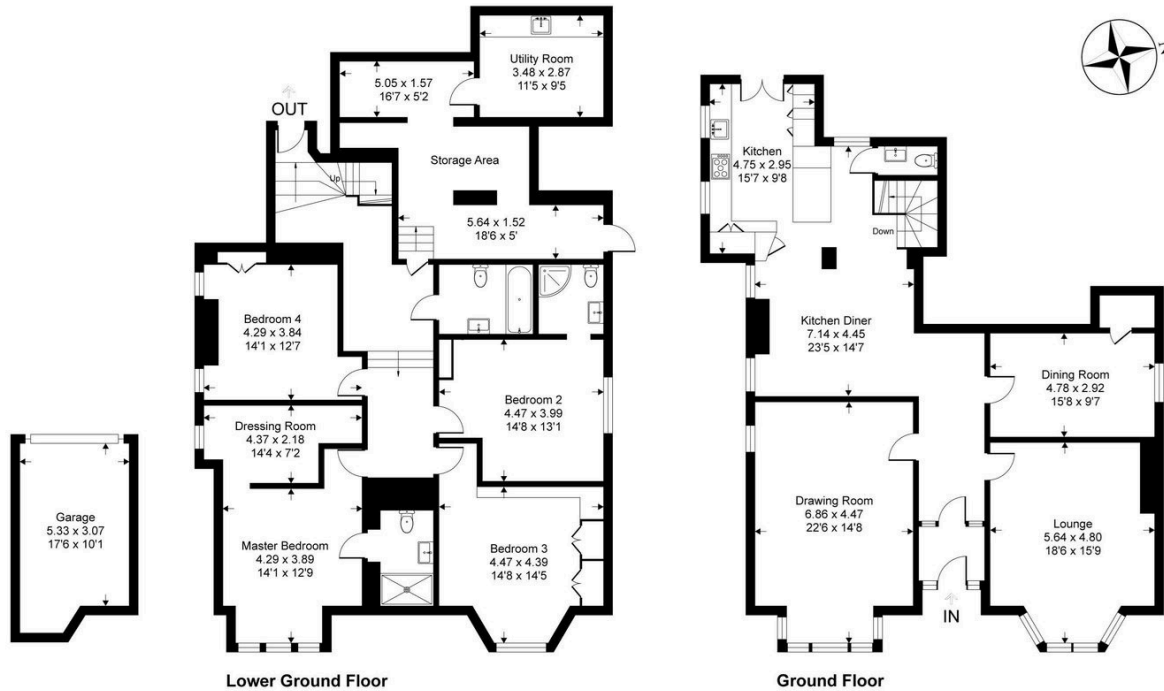
For those with vehicles, the property includes a garage with power, light and water providing secure storage. Additionally, there is off-street driveway parking for the sole use of this flat, for up to three cars. The owners have installed a dedicated EV charging point located on the driveway for added convenience.

### LOCATION

Located on The Drive, this fabulous home allows for a short walk to central Hove shops and restaurants; Hove railway station is a five-minute walk away with its connections to London; Hove Recreation Ground, Hove Park and indeed the sea. It is also conveniently close to several popular schools, making it a true gem and family home.

## The Drive, BN3

Approximate Gross Internal Area = 285 sq m / 3067 sq ft  
 Approximate Garage Internal Area = 15 sq m / 163 sq ft  
 Approximate Total Internal Area = 300 sq m / 3230 sq ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC: 3067 sqft)

Tenure: Share of Freehold

Council tax band: E

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floor plans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.