



73 Hill Brow

Hove BN3 6DD

Asking Price Of £1,250,000

- PRIME RESIDENTIAL LOCATION
- FOUR BEDROOMS
- FOUR ENSUITES
- TWO RECEPTION ROOMS

- HOME OFFICE/GYM
- UTILITY ROOM
- STUNNING GARDEN ROOM
- LANDSCAPED GARDENS

This impressive and versatile detached family home occupies an elevated position with a desirable south-westerly aspect to the front, offering distant and far-reaching views.

Arranged over two floors, the property features four generous double bedrooms, each with its own en-suite bathroom, ensuring comfort and privacy for all family members.

On the ground floor, a spacious entrance hall-part of which is currently used as a dining area-leads to the principal living spaces. The modern kitchen opens onto one of the reception rooms, creating an ideal setting for family living and entertaining. The second reception room, located at the front of the property, takes full advantage of the stunning view s.

A true highlight of this home is the beautifully landscaped garden, featuring a recently constructed garden room. This exceptional space boasts double-aspect, full-width bi-fold doors opening onto a separate patio, as well as a kitchen/living area with a vaulted ceiling. There is also a shower room and a luxurious 'Zoki' sauna, providing a perfect blend of relaxation and style.

The gardens offer two main patio areas, with a third section housing a hot tub-all positioned to make the most of the delightful view s.

Situated in one of Hove's most sought-after locations, the property offers easy access to Hove Park, the Seafrost, and excellent transport links via the A23/A27, as well as a wealth of local amenities that this wonderful city has to offer.

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL Tiled floor, fitted cupboard, radiator, door to home office/gym.

KITCHEN Well fitted with 1 1/2 bowl sink unit, drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards. Four ring gas hob with extractor over, eye level double oven, tiled splashback and floor integrated dishwasher, radiator, tiled floor.

UTILITY ROOM Comprising sink unit with sink and drainer, laminate worktop, space and plumbing for washing machine and dishwasher, radiator, tiled walls, cupboard housing ' Worcester' gas fired boiler, UPVC double glazed window and door to front.

CLOAKROOM Comprising low level w.c, wash hand basin, radiator.

SITTING ROOM UPVC double glazed window , fitted cupboards and shelving, radiator.

LIVING ROOM Triple aspect with UPVC double glazed windows, vaulted sky light, radiator, sliding door to garden.

BEDROOM 1 Range of fitted wardrobes, UPVC double glazed window , radiator.

ENSUITE BATHROOM Comprising panelled bath, separate walk in shower with tiled surround, pedestal wash hand basin, low level w.c, tiled floor and part tiled walls, UPVC double glazed window .

BEDROOM 2 UPVC double glazed windows, radiator.

ENSUITE BATHROOM Comprising bath with tiled surround and panel, separate walk in shower, tiled walls and floor, radiator, UPVC double glazed window , two sinks.

FIRST FLOOR

LANDING Two UPVC double glazed windows, eaves storage, radiator.

BEDROOM 3 Fitted wardrobes, radiator, UPVC double glazed window .

ENSUITE SHOWER ROOM Comprising walk in shower, pedestal wash hand basin, low level w.c, radiator, tiled walls, velux window .

BEDROOM 4 UPVC double glazed window , fitted wardrobes, radiator, velux.

ENSUITE SHOWER ROOM Comprising walk in shower, pedestal wash hand basin, low level w.c, radiator, tiled walls, Velux window , eaves storage.

OUTSIDE

PRIVATE DRIVE

DOUBLE GARAGE Electric up and over door, power and light.

LANDSCAPED GARDENS Arranged over two floors with two raised patio areas. Section of lawn with far reaching view s, 'Wellis' hot tub.

GARDEN ROOM A stunning space with dual aspect full width bi-folding doors onto the garden, main living space with vaulted ceiling. Kitchen area comprising sink with adjacent Granite work surface, dishwasher, wine fridge, cupboard and drawers under and matching eye level cupboards.

SHOWER ROOM

Comprising walk in shower, wash hand basin, low level w.c, heated ladder style towel rail, tiled floor, window .

SAUNA

'Zoki' sauna.

Council Tax Band H (taken from the government website, www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

HILL BROW

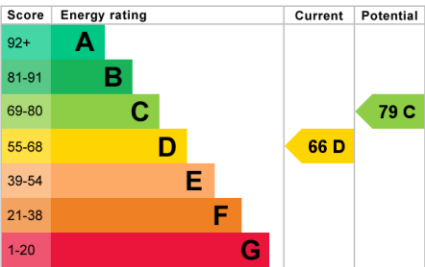
HOVE

APPROXIMATE GROSS INTERNAL AREA

236.7 sq m / 2548 sq ft

INCLUDING LIMITED USE AREA OF ANNEXE & GARAGE

57.0 sq m / 613 sq ft



65 Sackville Road, Hove BN3 3WE
sales@whitlockandheaps.co.uk
01273 778577



Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.