



153 Elm Drive
Hove, BN3 7JA



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Offers in excess of £600,000

Beautifully presented and finished to an exceptional standard, this three-bedroom semi-detached family home offers stylish, light-filled living and off-street parking, in a popular residential area of Hove.

The ground floor has been thoughtfully designed to create a superb sense of space. The main living and dining area is warm and inviting, featuring attractive herringbone flooring, an exposed brick feature wall and a contemporary colour palette that blends character with modern design. This space opens seamlessly into the impressive fitted kitchen, which boasts sleek cabinetry, integrated appliances, a double oven and a striking central island ideal for entertaining. Overhead rooflights and expansive bi-folding doors flood the space with natural light and open directly onto the garden, creating a perfect indoor-outdoor connection. A separate utility room and a convenient W/C complete the ground floor.

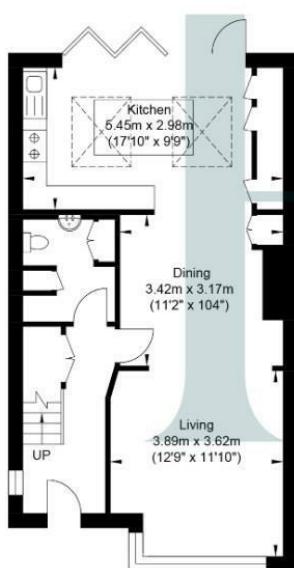
On the first floor are two well-proportioned bedrooms, benefitting from built-in storage, along with a beautifully finished, fully tiled family bathroom. The original layout included an additional bedroom, which has been opened up to create a larger, landing space. The wall could be reinstated if a further bedroom/study is required. The second floor has been extended to form a spacious and tranquil principal bedroom suite, complete with a stylish en-suite shower room featuring a large walk-in shower.

The landscaped rear garden has been designed for both relaxation and entertaining, with a paved terrace, lawned area and a fantastic garden room at the rear. This versatile space is ideal as a home office, studio or quiet retreat.

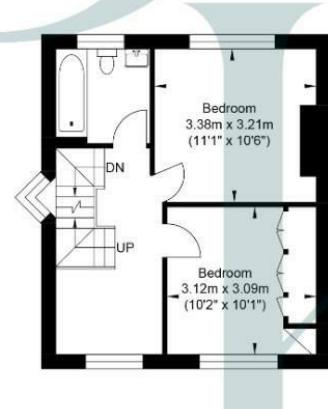
Elm Drive is a highly sought-after location in Hove, well placed for excellent primary and secondary schools, local shops and amenities. Transport links are easily accessible, providing convenient connections to Hove, Brighton city centre and beyond, making this an ideal home for families and professionals alike.



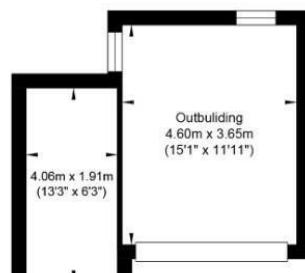
Elm Drive



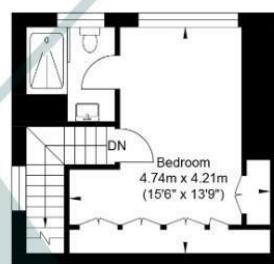
Ground Floor
Approximate Floor Area
576.29 sq ft
(53.54 sq m)



First Floor
Approximate Floor Area
378.24 sq ft
(35.14 sq m)



Outbuilding
Approximate Floor Area
267.70 sq ft
(24.87 sq m)



Second Floor
Approximate Floor Area
260.70 sq ft
(24.22 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 112.9 sq m / 1215.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

Pearson
Keehan