



Hill Drive, Hove, BN3 6QL
£1,300,000



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Hill Drive, Hove, BN3 6QL

£1,300,000

A beautifully presented detached four-bedroom family home, situated in this highly desirable location in Hove. Complete with off-road parking, garage, and stunning rear garden, early and internal viewing is essential to appreciate the true qualities of this amazing house.





Further Information

The accommodation comprises a spacious through lounge/dining room stretching from the front to the back of the house, featuring French doors that open to the rear garden and a bay window at the front offering distant views of the sea. The modern, generously sized kitchen/breakfast room boasts extensive fitted units, granite work surfaces, and built-in appliances, with ample space for a breakfast table and chairs. A convenient utility room adjoins the kitchen, offering space for a washing machine, tumble dryer, and freezer. A downstairs cloakroom with WC is accessible from the entrance hall. Additionally, there is a separate ground floor bedroom/study, ideal for those working from home.

Upstairs, the well-proportioned rooms include plenty of storage space. The main bedroom, bright and spacious with a bay window facing the front, includes an en-suite shower room with WC. There are three further double bedrooms, each with built-in wardrobes, and a modern bathroom with WC, featuring both a large shower and a separate bath.

The expansive, well-maintained rear garden includes a paved patio area directly behind the house and further patio adjoining the lower lawn in a sunny spot/suntrap, with the rest of the garden laid mainly to lawn, bordered by flower and shrub beds. The property also includes a private drive with off-road parking for two vehicles and an integral garage.

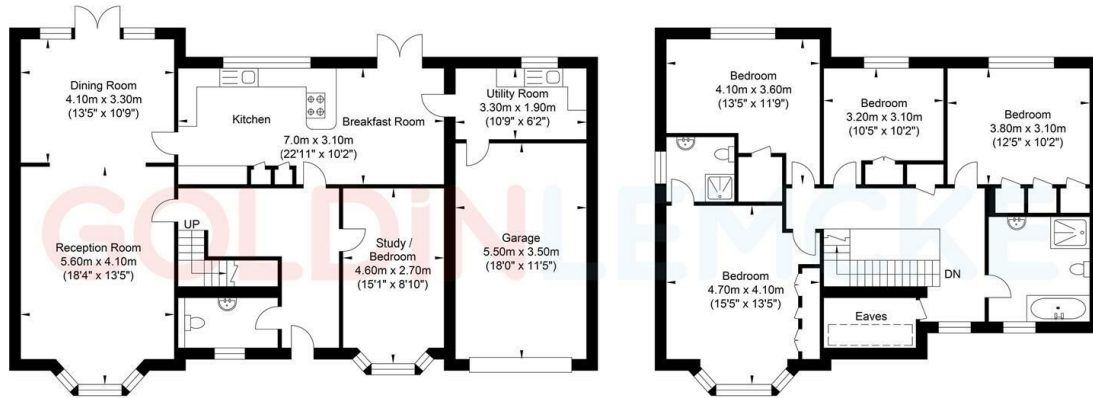
Hill Drive is located in a highly desirable area of Hove, close to Hove Park and with easy access to the A23 and A27. The neighborhood offers a mix of suburban tranquility and urban convenience, with nearby shops, cafés, and restaurants. Excellent transport links, including frequent buses and the nearby Hove railway station, make commuting easy. The area is family-friendly, with well-regarded schools and safe, quiet streets. Additionally, Hove's beach and promenade are just a short drive away, perfect for seaside enjoyment.



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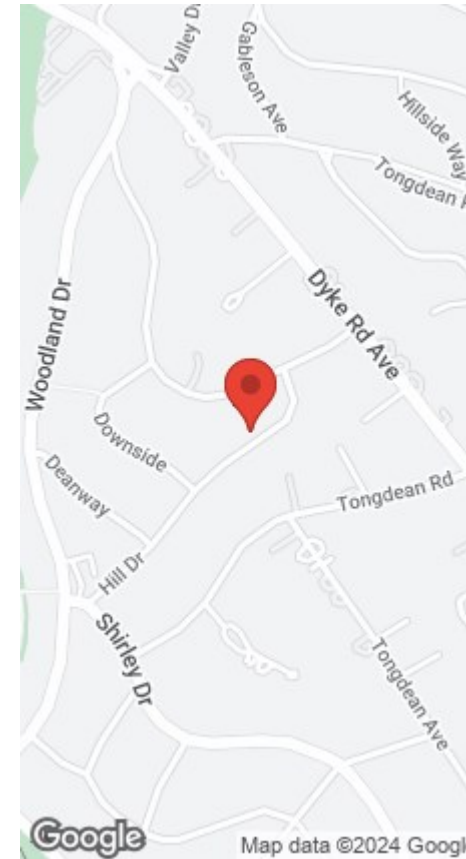
Hill Drive



Ground Floor
 Approximate Floor Area
 1291.34 sq ft
 (119.97 sq m)

First Floor
 Approximate Floor Area
 934.84 sq ft
 (86.85 sq m)

Approximate Gross Internal Area = 206.82 sq m / 2226.19 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.