



Shirley Drive, Hove, BN3 6UB
£1,250,000



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Shirley Drive, Hove, BN3 6UB

£1,250,000

An attractive detached family home, together with off road parking, a good size garden and swimming pool, providing spacious and well presented living accommodation, within this sought after residential location.





Further Information

This imposing detached family home stands back from the road, in an elevated position and is located in the sought after Hove Park district, within close proximity of local shopping facilities, a number of schools and of course Hove Park and Recreation Ground.

The property provides generously proportioned living accommodation arranged over two floors, which has been extended and well maintained by the owners and now offers potential for enlargement into the loft space, subject to the usual planning consents. The property is extremely versatile, together with the opportunity to enjoy annex potential too.

Features include an extremely large living room at the rear with door leading out to the good size garden and pool house, five good size bedrooms of which four have en suite facilities, three further reception rooms, stunning entrance hallway with original wood paneling and a good size modern kitchen/breakfast room.

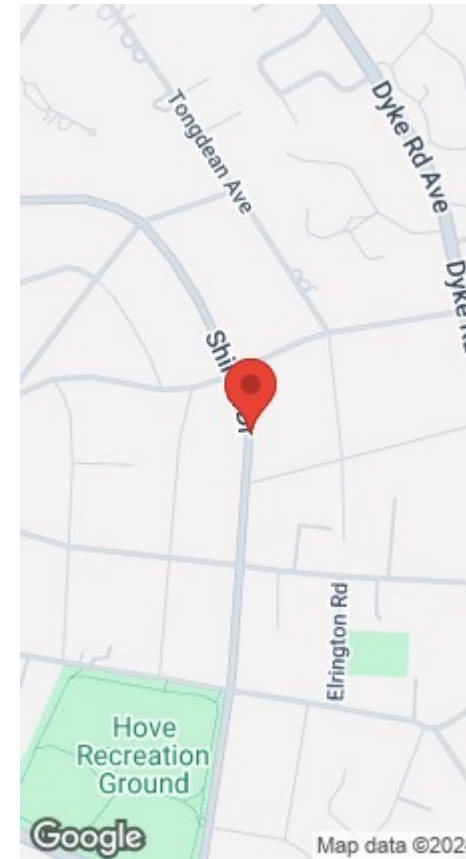
The property also benefits from off road parking, a garage and will be sold with no ongoing chain. Early and internal viewing is highly recommended by the owner's sole agents.

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Approximate Gross Internal Area = 341.94 sq m / 3680.61 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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