



## 73 Hill Brow

Hove BN3 6DD

Guide Price: £1,000,000 - £1,100,000  
Freehold

- 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 views.

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 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 views.

Situated in one of Hove's most sought-after locations, the property offers easy access to Hove Park, the Seafront, 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 worksurface 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 skylight, 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 views, '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 worksurface, 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](http://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.

**EPC Rating: D**

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