



Hove, BN3 6NQ

Offers in excess of £1,000,000

The accommodation is arranged over three floors, designed with open-plan living in mind and finished with sleek, high-quality fittings throughout.

The lower ground floor is currently the subject of planning enforcement. A planning application which is part retrospective has been submitted to regularise the position with the aim to provide gym/cinema room, one guest bedroom and two store rooms. This would allow the property to become a four-bedroom house once consent is granted. The basement will require reconfiguring as will external light wells.

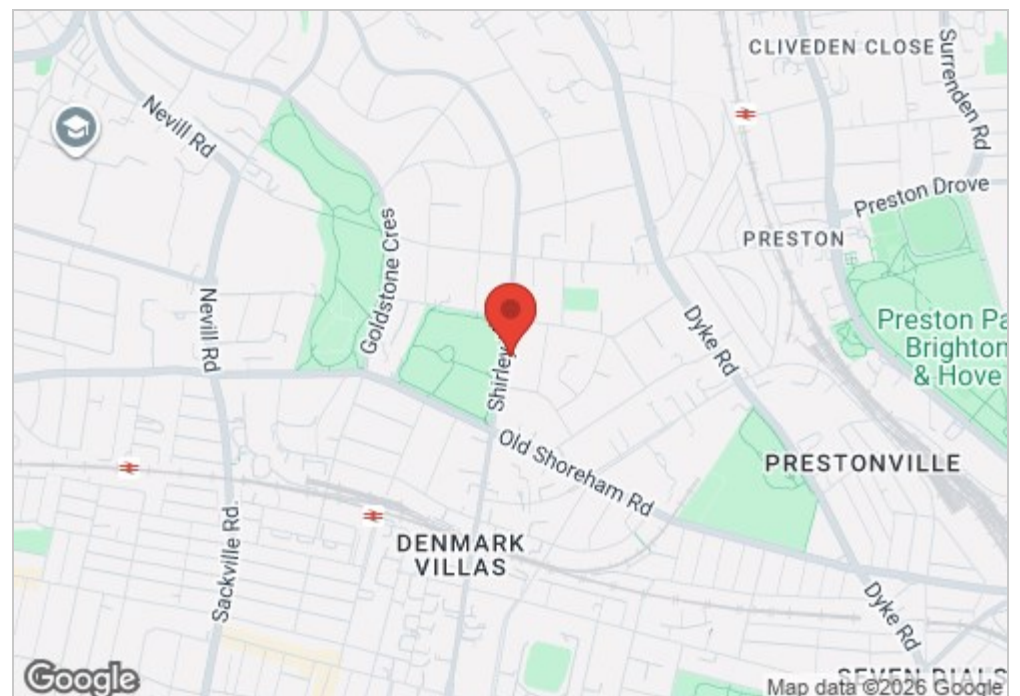
Outside, the garden wraps around the property with both lawned and paved areas. A large patio with built-in hot tub creates the perfect spot for relaxation and entertaining. The gated driveway provides off-street parking and enhances the privacy from the road.

Sold on Behalf of the Joint Fixed Charge Receivers.

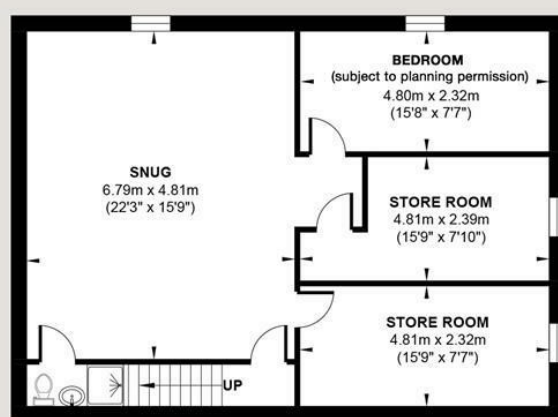
Shirley Drive is one of Hove's most sought-after addresses, directly opposite Hove Recreation Ground and only a short walk from the wide open spaces of Hove Park. Hove mainline railway station is within easy reach, providing direct links to London, making this property ideal for commuters. The house is also well positioned for excellent local schools, including Lancing Prep, Bilingual Primary School and Hove Park School, while George Street and Church Road offer a range of shops, cafes and restaurants.

- Sold on Behalf of the Joint Fixed Charge Receivers
- Spacious open-plan kitchen/dining/living with bi-folding doors
- Separate sitting room with feature herringbone flooring
- Subject to planning approval to create a four-bedroom layout
- Landscaped gardens with large patio and hot tub area
- Gated driveway providing off-street parking and privacy
- Stylish kitchen with central island and high-quality finishes
- Lower ground floor with cinema room/gym/playroom potential
- Principal suite with fitted wardrobes and en-suite

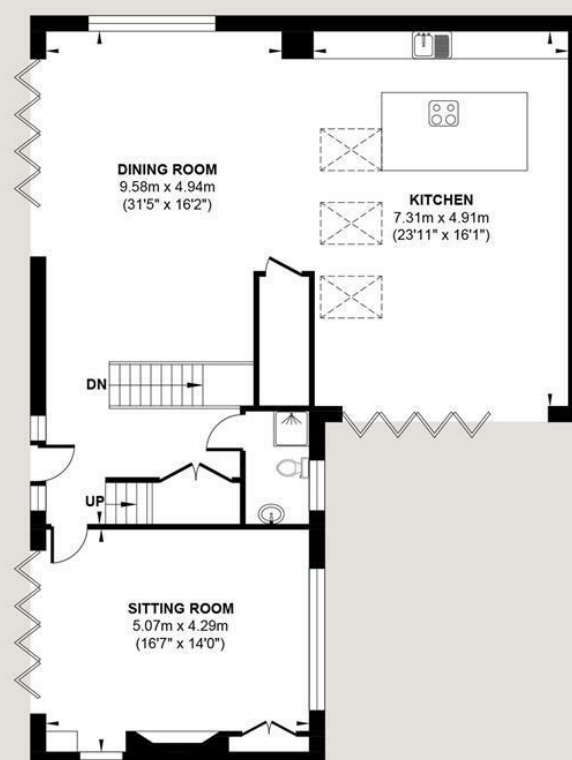
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		100+	100+
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



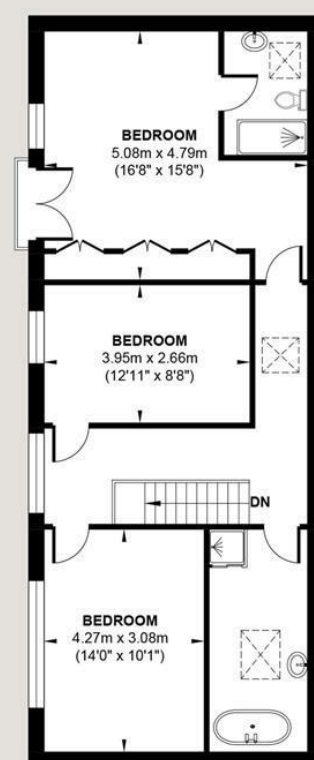
Approx. Gross Internal Floor Area = 249.63 sq m / 2686.98 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Approximate Floor Area
782.85 sq ft
(72.73 sq m)



Approximate Floor Area
1146.14 sq ft
(106.48 sq m)



Approximate Floor Area
757.99 sq ft
(70.42 sq m)



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 All measurements are approximate

