



# 55. Shirley Drive

Hove, BN3 6UB

**Guide price £2,395,000**

The ground floor is arranged around a welcoming reception hall with fireplace, leading through to an elegant double reception room with further fireplaces, decorative cornicing and an abundance of natural light. To the rear, the heart of the home is the stunning open-plan kitchen, breakfast and family room. Centred around a bespoke island and finished with a feature lantern ceiling, this space flows seamlessly to the garden and outdoor terraces, creating the perfect setting for both relaxed family time and large-scale gatherings.

Upstairs, the house provides six generous bedrooms arranged over two floors. The principal suite offers a luxurious retreat, complete with a dressing room and en-suite bathroom, while the additional bedrooms are served by a collection of beautifully designed bathrooms. From the upper levels, far-reaching views stretch towards the sea, enhancing the sense of space and light throughout.

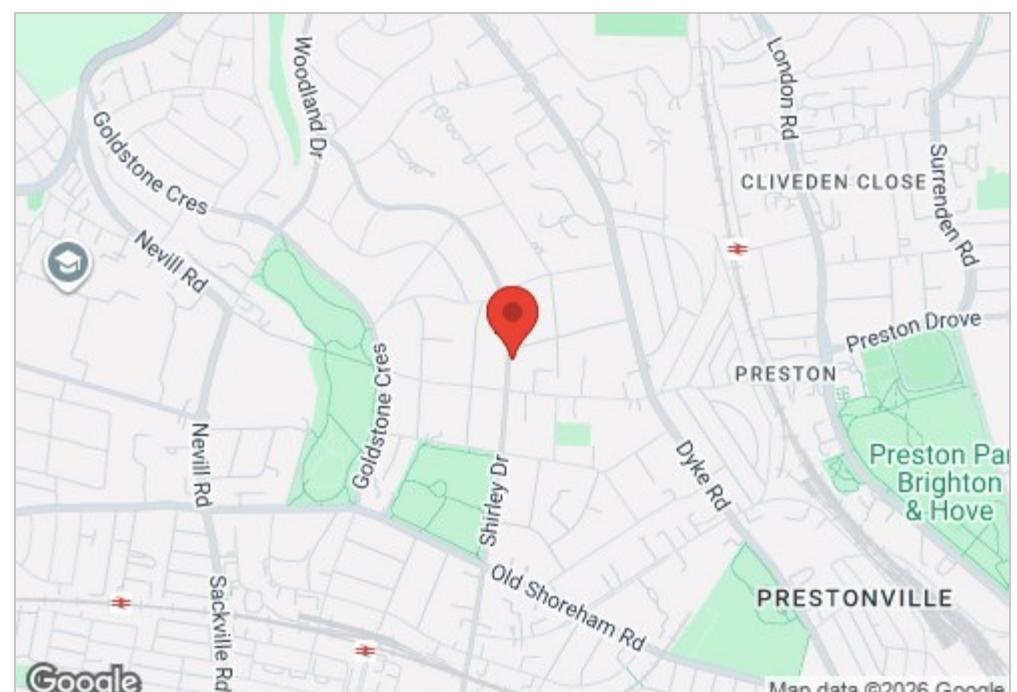
Outside, the property really comes into its own. The private frontage provides a carriage driveway with ample parking, while the rear garden extends to over 100ft and has been thoughtfully landscaped to create a series of inviting areas. A raised sun terrace offers the perfect spot for al fresco dining, stepping down to an expanse of lawn surrounded by mature planting. At the far end of the garden, a raised deck frames a heated swimming pool with surrounding leisure space, a summer house and a separate studio, ideal for use as a gym, office or creative retreat.

Shirley Drive is widely regarded as one of Hove's most prestigious addresses. The location places you within easy reach of Hove Park and Dyke Road Avenue, with excellent transport links into and out of the city. Hove mainline station provides regular services to London, and a number of highly regarded schools are close by, including Lancing Prep, Brighton & Hove High and Cardinal Newman. The seafront and promenade are only a short drive away, while Church Road offers a vibrant mix of independent shops, cafés, bars and restaurants.

A rare opportunity to secure a substantial family home in one of the city's finest locations, offering privacy, elegance and lifestyle in equal measure

- Substantial detached family home extending to over 4,200 sq ft
- Stunning open-plan kitchen / breakfast / family room with feature lantern ceiling
- Six bedrooms including a luxury principal suite with dressing room and en-suite
- Heated swimming pool with decked sun terrace, summer house and outdoor leisure space
- Upper floors enjoy far-reaching sea views
- Set on one of Hove's most prestigious roads
- Elegant double reception rooms with period detailing and fireplaces
- Beautifully landscaped rear garden extending to over 100ft
- Detached studio building, ideal as a home office, gym or creative space
- Excellent location close to Hove Park, highly regarded schools and transport links

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	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



## SHIRLEY DRIVE

Approx. Gross Internal Floor (Excluding Outbuilding) Area = 397.10 sq m / 4274.34 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



### GROUND FLOOR

Approximate Floor Area  
1727.60 sq ft  
(160.50 sq m)



### FIRST FLOOR

Approximate Floor Area  
1314.27 sq ft  
(122.10 sq m)

### SECOND FLOOR

Approximate Floor Area  
1232.46 sq ft  
(114.50 sq m)

### OUTBUILDING

Approximate Floor Area  
207.74 sq ft  
(19.30 sq m)



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All measurements are approximate

