

# 23C. Shirley Drive

Hove, BN3 6NQ

**Guide price £1,250,000**

This striking contemporary home spans approximately 2,686 sq ft and was newly built in 2022, offered with the remainder of its 10-year new build warranty. Set behind secure gates with a private driveway providing off-street parking, the property offers both privacy and modern living just moments from Hove Park, Hove Recreation Ground and Hove mainline station.

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

On the ground floor, a large reception hallway flows into a stunning open-plan kitchen, dining and living space with striking porcelain tiled flooring, a central island, and bi-folding doors opening seamlessly onto the landscaped gardens and patio terraces. There is also a separate sitting room with herringbone flooring and feature recesses, perfect for family evenings or entertaining.

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.

The first floor is home to the impressive principal bedroom with a stylish en-suite shower room and bespoke fitted wardrobes, alongside two further bedrooms and a beautifully finished family bathroom.

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.

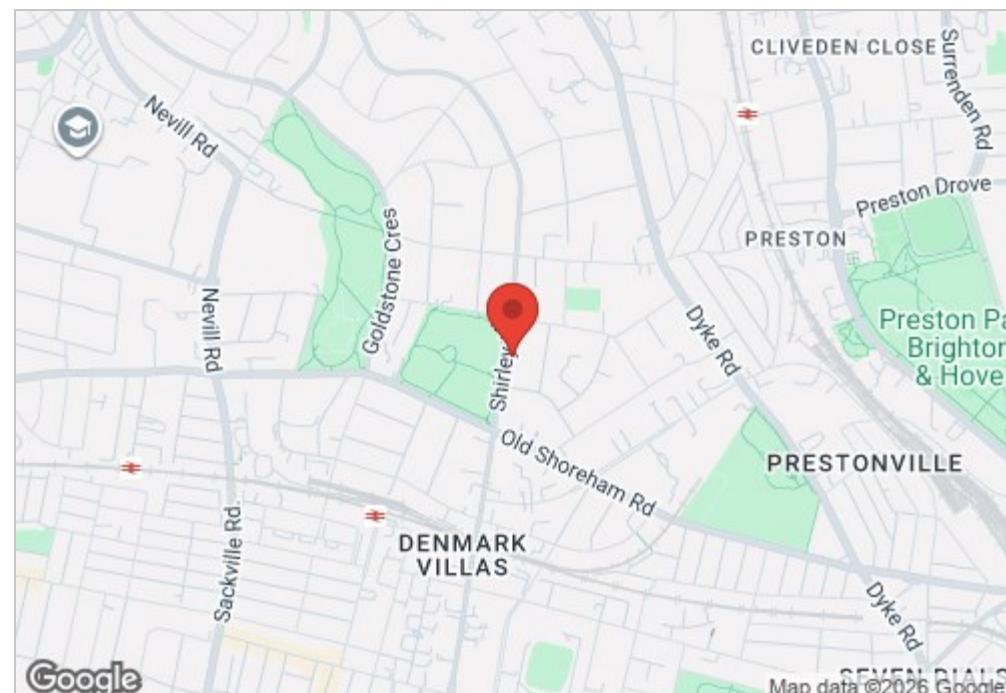
Sold on Behalf of the Joint Fixed Charge Receivers.

## Location

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

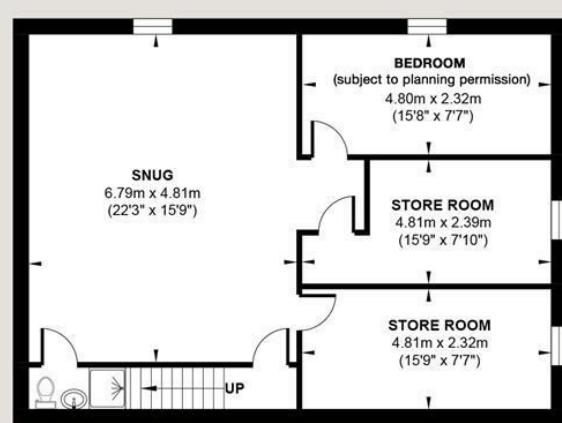
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	100+
(81-91)	B	100+	100+
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## SHIRLEY DRIVE

Approx. Gross Internal Floor Area = 249.63 sq m / 2686.98 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



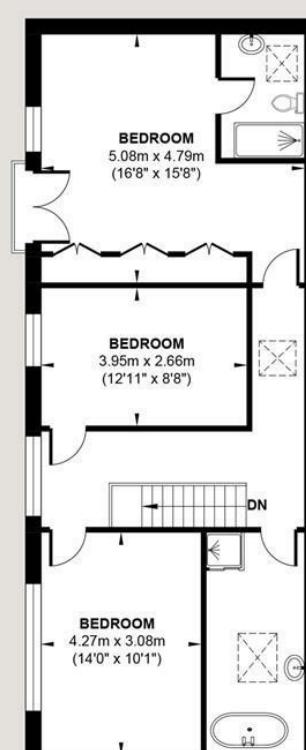
LOWER GROUND FLOOR

**Approximate Floor Area**  
782.85 sq ft  
(72.73 sq m)



GROUND FLOOR

**Approximate Floor Area**  
1146.14 sq ft  
(106.48 sq m)



FIRST FLOOR

**Approximate Floor Area**  
757.99 sq ft  
(70.42 sq m)



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All measurements are approximate

