



# 90 Shirley Drive

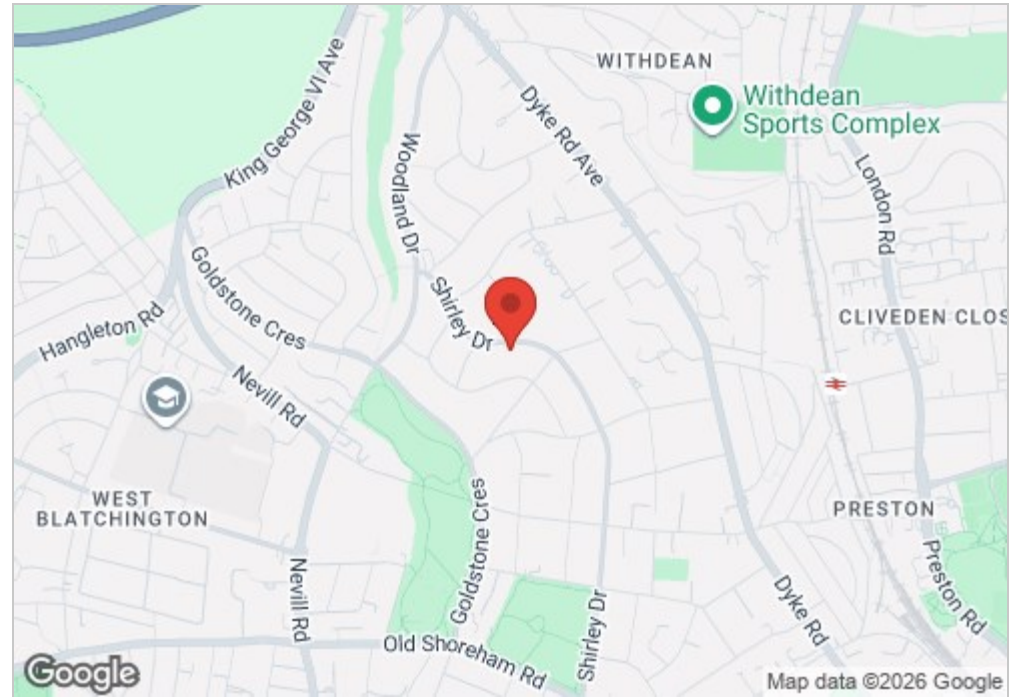
Hove, BN3 6UL

**Guide price £1,100,000**

A fantastic opportunity purchase this five bedroom detached family home on Shirley drive. The house is in a prime location of Hove, close to Hove park and is chain free. On the ground floor are two great sized reception rooms, separate kitchen and conservatory as well as downstairs W/C. Upstairs on the first floor are five bedrooms, the master and second bedroom both enjoy sea views. The family bathroom has a bath and wash basin with a separate W/C next door. The back garden is large and can be accessed via the conservatory. There are 2 annexes one at the front of the property and one at the rear.

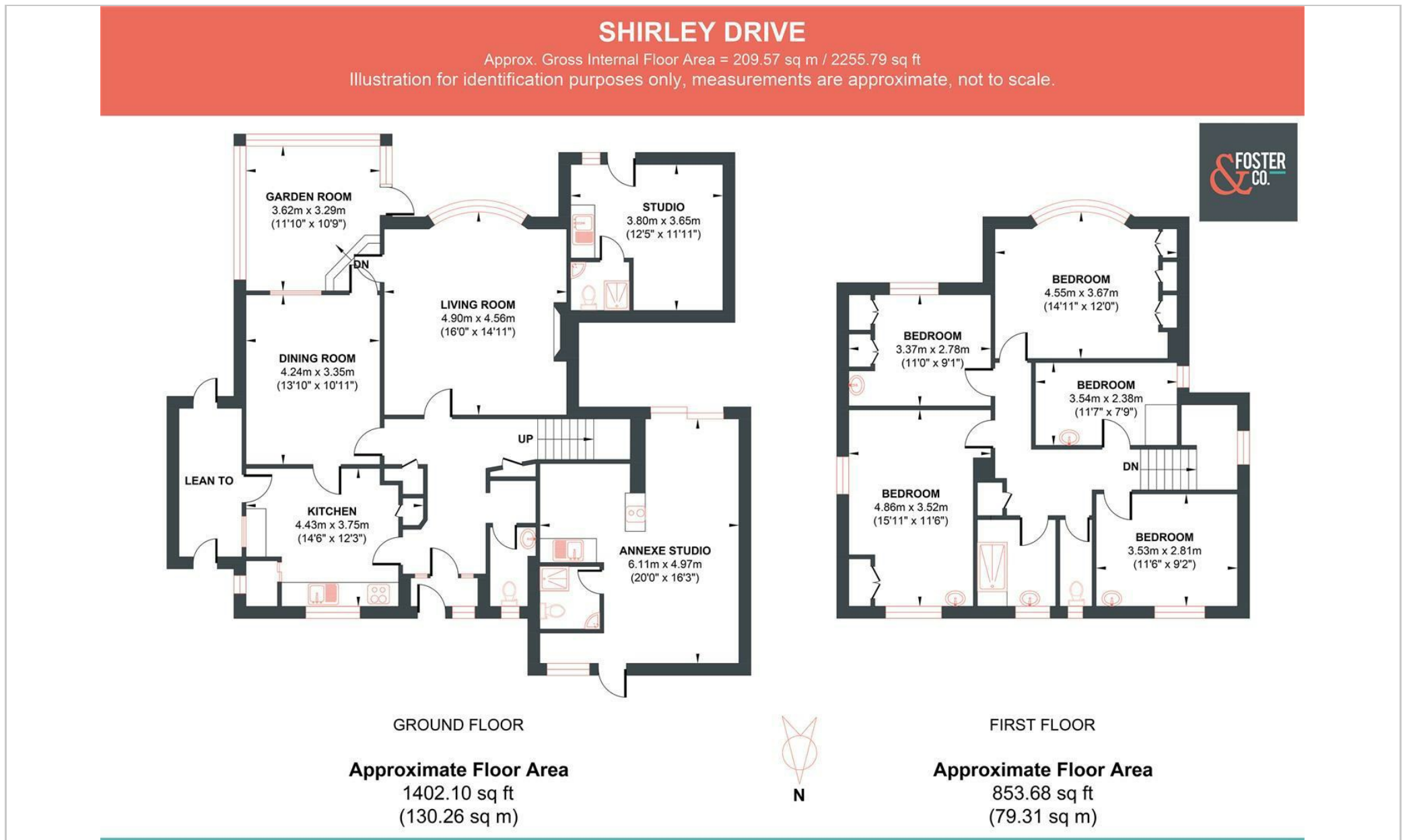
Planning permission granted BH2023/01256 to knock down and rebuild a 5800 sq ft house.

Shirley Drive is located in the sought after Hove Park area of Hove, with numerous good schools, whilst providing easy access to the A27/A23. There are also bus routes located close by providing access to Brighton City centre and the centre of Hove.



- Detached Family Home
- 5 Bedrooms
- Large South Facing Garden
- No Chain
- 2255 sq ft
- Planning Permission to Knock Down and Rebuild BH2023/01256
- 2 Annexes
- Sea View
- Off Street Parking
- Popular Hove Park Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>81</b>
	<b>40</b>	
England & Wales		EU Directive 2002/91/EC



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 All measurements are approximate

