



47 Shirley Drive
Hove, BN3 6UB

Guide price £1,500,000

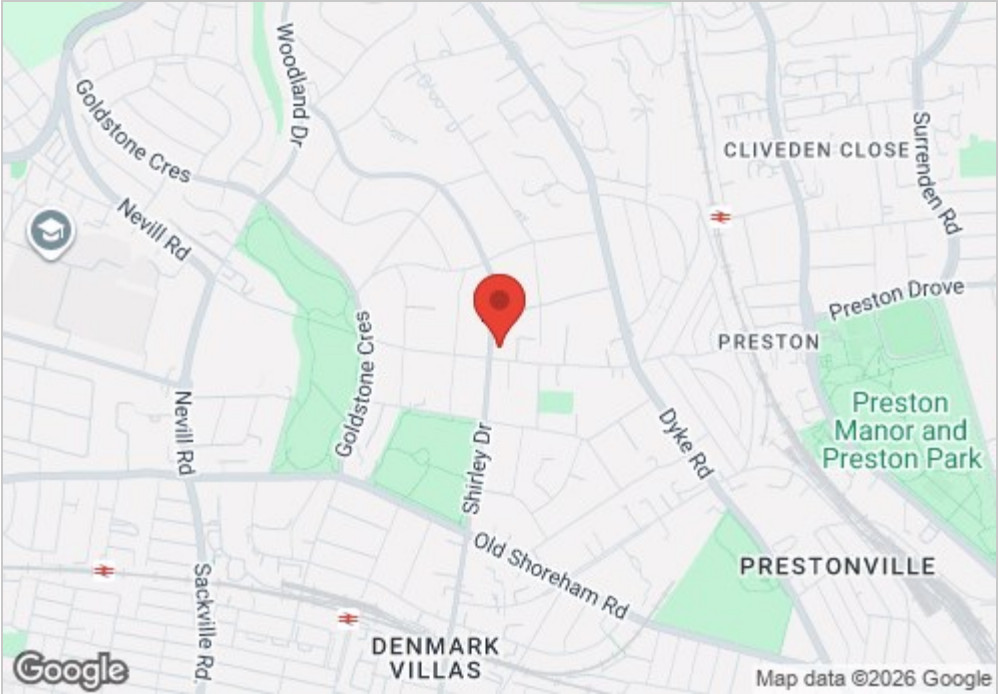
GUIDE PRICE £1,500,000 - £1,650,000

A substantial detached family home in one of Hove's most desirable residential locations, offering over 2,444 sq ft of versatile accommodation, a large rear garden, generous off street parking and a superb self contained annexe.



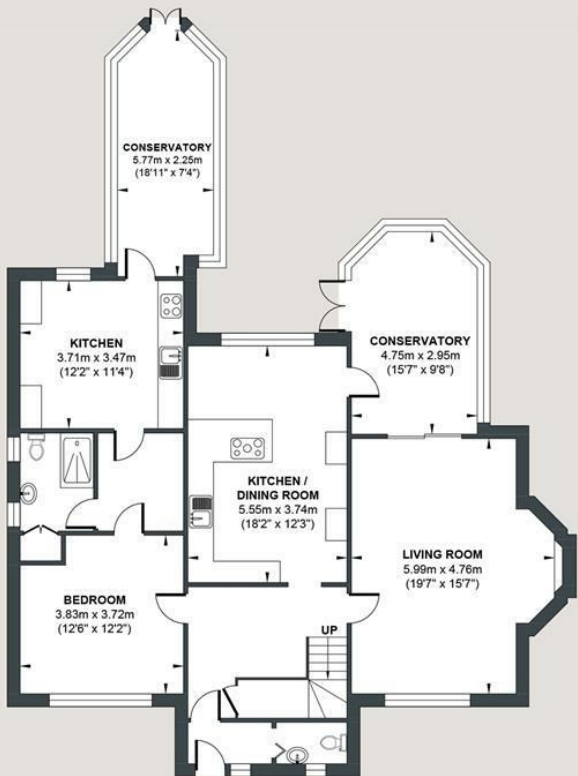
- Detached family home on Shirley Drive in a prime Hove Park location
- Five bedrooms arranged across the main house and self contained annexe space
- Self contained annexe with front bedroom, kitchen, shower room and conservatory sitting room
- Gated frontage with off street parking for multiple vehicles
- Close to Hove Park, Hove Recreation Ground, well regarded schools and mainline stations
- Approx. 2,443 sq ft of versatile accommodation
- Spacious living room and generous kitchen dining room ideal for family life
- Beautifully maintained rear garden with a large lawn, mature planting and excellent privacy
- Double length garage and further useful outbuilding space
- **GUIDE PRICE £1,500,000 - £1,650,000**

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		
	63	74
England & Wales		
EU Directive 2002/91/EC		



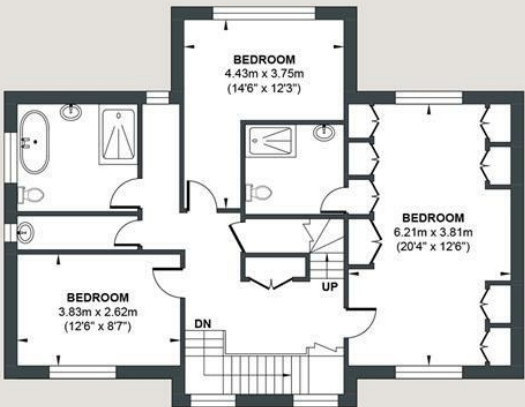
SHIRLEY DRIVE

Approx. Gross Internal Floor Area (Excluding Garage) = 227.05 sq m / 2443.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
1361.41 sq ft
(126.48 sq m)



FIRST FLOOR

Approximate Floor Area
871.44 sq ft
(80.96 sq m)



SECOND FLOOR

Approximate Floor Area
211.08 sq ft
(19.61 sq m)



OUTBUILDING

Approximate Floor Area
321.08 sq ft
(29.83 sq m)



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These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate

