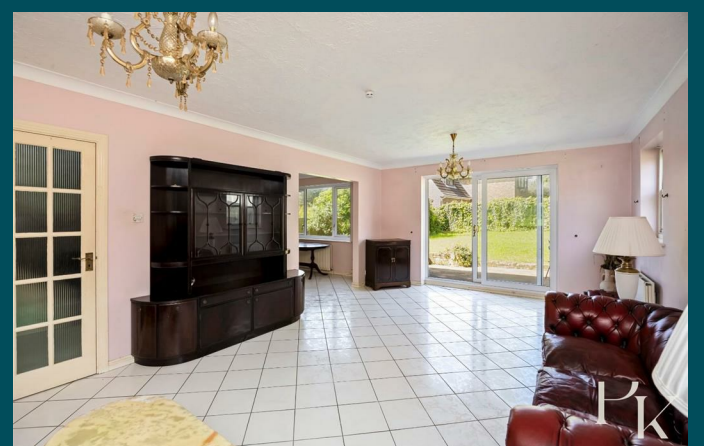
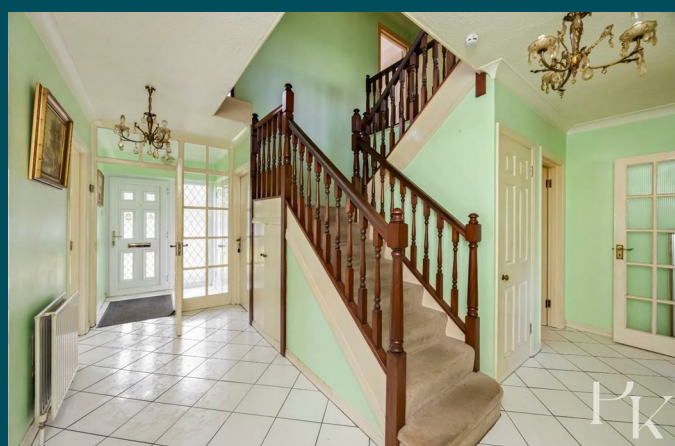




10 Hill Drive  
Hove, BN3 6QN



# 10 Hill Drive

Hove, BN3 6QN

## Offers in excess of £1,100,000

Situated in the ever-popular Hove Park district of Hove, this substantial five-bedroom detached residence occupies a highly regarded address and offers over 2,700 sq.ft of bright, versatile living space.

Approached via a generous driveway and integral garage, the home opens into a spacious and welcoming entrance hall, beautifully arranged around a central staircase. From here, the ground floor unfolds into a series of well-proportioned rooms, including an impressive dual-aspect living room, filled with natural light and offering direct access to the rear garden. A separate dining room provides an ideal setting for entertaining, while the kitchen, positioned to the rear, enjoys garden views and connects conveniently to a utility room. A further reception room, currently arranged as a home office, offers flexibility for modern lifestyles, alongside a ground floor W/C completing this level.

Upstairs, the first floor hosts five generously sized bedrooms arranged around a central landing. The principle bedroom benefits from an en-suite and an elevated front aspect, while the remaining bedrooms are well-served by a family bathroom and each have built-in storage.

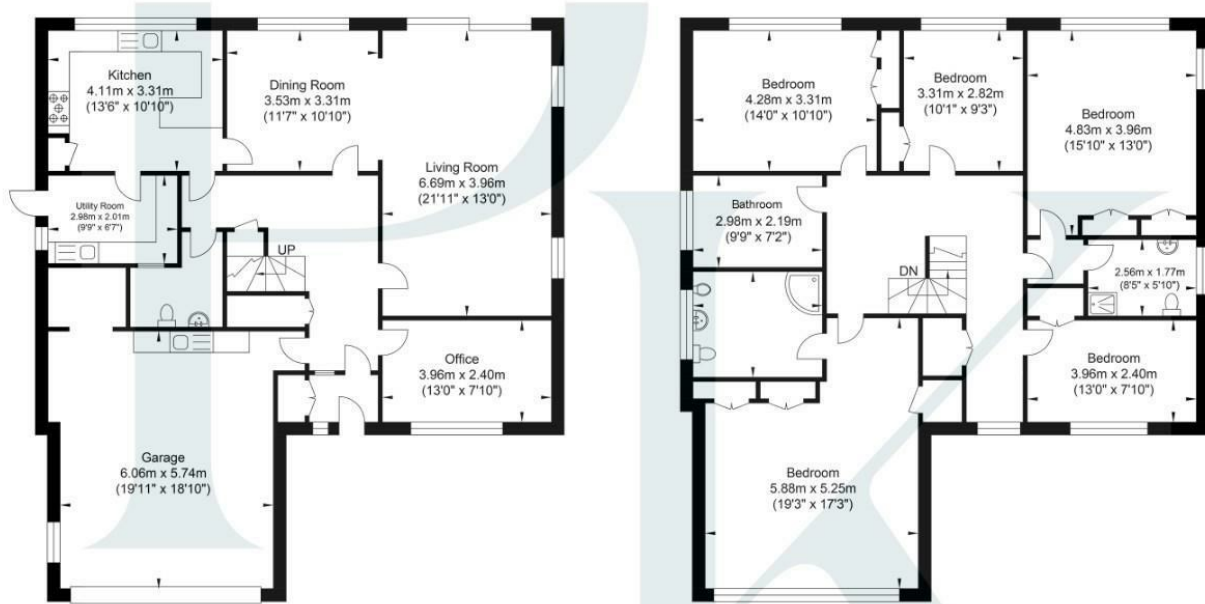
The property offers excellent scope for modernisation and potential extension (STNC), allowing incoming buyers to tailor the home to their own taste and requirements.

Externally, the rear garden is a particular highlight, mainly laid to lawn with a paved terrace, it provides a wonderful space for outdoor dining, entertaining, and family enjoyment. To the front, a private driveway offers ample off-road parking in addition to the integral garage.

Hill Drive is a highly regarded address within the sought-after Hove Park area, ideally positioned for a range of local amenities and the expansive green spaces of Hove Park itself, perfect for outdoor recreation and leisure. The area is also well-served by a selection of highly regarded schools, making it an excellent choice for families



## Hill Drive



Ground Floor  
 Approximate Floor Area  
 1379.93 sq ft  
 (128.20 sq m)

First Floor  
 Approximate Floor Area  
 1365.94 sq ft  
 (126.90 sq m)

Approximate Gross Internal Area = 255.10 sq m / 2745.87 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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	
65	80
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

Pearson  
 Keehan