



## 177 Elm Drive

Hove, BN3 7JD

Offers In Excess Of £700,000

Set behind a charming red brick wall and hedge, a path leads through the front garden to a spacious open-plan kitchen and dining area with glossy cabinetry, a large island, and integrated appliances including a gas hob, double oven, microwave, and dishwasher. A separate utility room, under-stair storage, and a ground floor W/C add practicality, while wooden flooring flows throughout. The living room is particularly inviting, centred around a log burner between stained glass porthole windows, with doors opening into a conservatory that overlooks the thoughtfully designed rear garden, featuring patio, timber decking, AstroTurf, and three versatile outbuildings ideal for a home office, studio, or storage.

Upstairs, there are three well-proportioned double bedrooms and a modern family bathroom with both a bath and separate shower. The principal bedroom spans the full width of the property with fitted wardrobes and dual aspect views, while the remaining bedrooms also enjoy fitted storage and pleasant outlooks. There is further potential to convert the loft space (STNPP), offering scope to expand and personalise the home, along with the added benefit of a grass easement at the front.

### Viewing

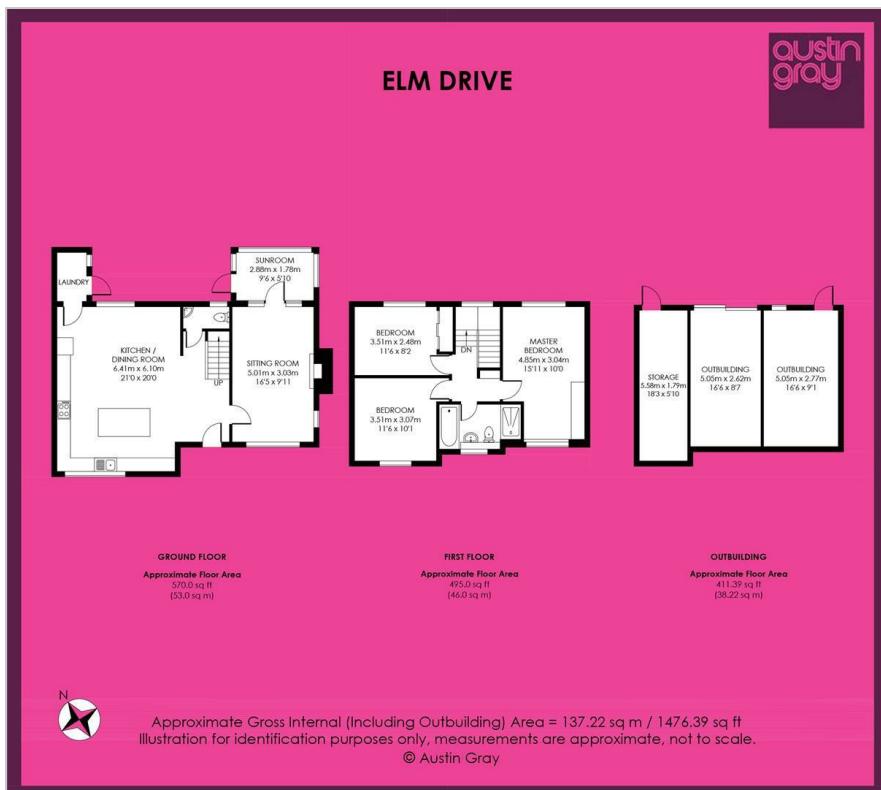
Please contact our Austin Gray Residential Office on 01273 232232

If you wish to arrange a viewing appointment for this property or require further information.

- Beautifully Presented Throughout
- Three Double Bedrooms
- Two Spacious Outbuildings
- Front and Rear Garden
- Potential To Convert Loft Space
- Modern Family Bathroom With Freestanding Tub
- Grass Easement At The Front
- Excellent School Catchment Location
- Council Tax Band: D



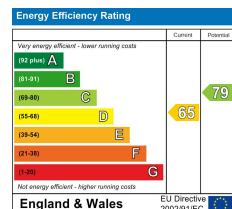
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.