



69 Shirley Drive

Hove, BN3 6UB

Offers in excess of £1,550,000

This attractive and impressive detached house is located in the sought after Hove Park district, close to local shopping facilities and the delightful Hove Park with its open spaces and recreational amenities. Set back from the road in an imposing elevated position, this lovely family home stands in beautiful mature gardens, which undoubtedly offer scope for enlargement if desired, subject of course to the normal planning consents. The property is offered for sale in excellent decorative order and provides lovely light and generously proportioned living space spanning three floors making this a supremely comfortable and versatile family home with internal living space of over 3,400 sq ft and 3,700 sq ft including the double garage. There are 4 large double bedrooms together with a fifth single bedroom spanning the first and second floor and 3 separate reception rooms together with a large well-fitted kitchen/breakfast room overlooking the gardens.

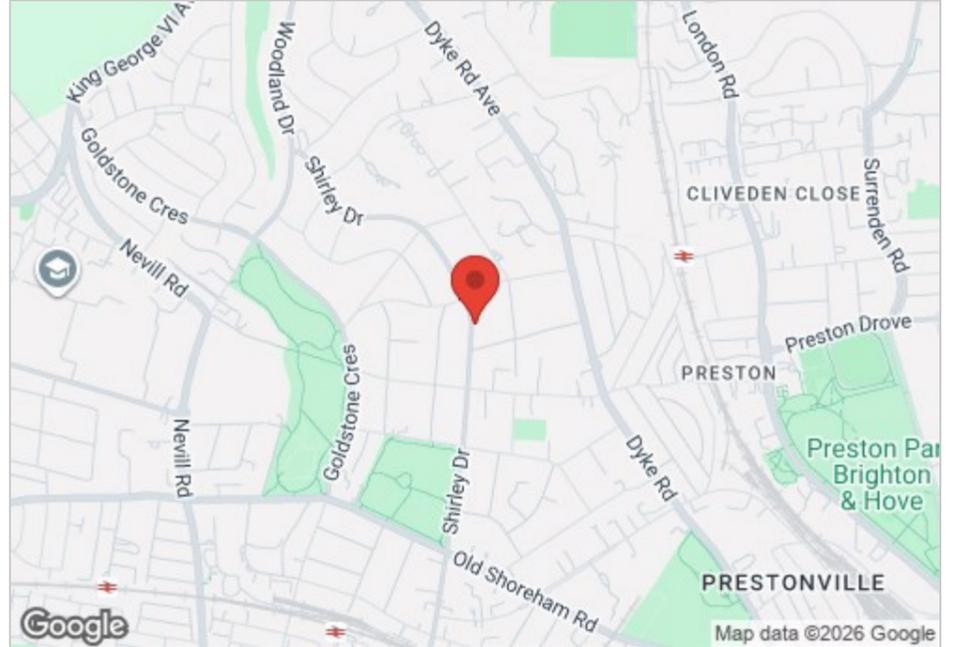
Successfully combining a wealth of original character with the comforts of modern living, the house features a large and welcoming wood panelled reception hallway with exposed oak herringbone floors, a large main sitting room with ornate detailed ceilings and feature fireplace and a wide oak staircase leading to a similarly spacious first floor landing.

Some impressive elevated views towards the sea are enjoyed from the upper floors and the huge well established gardens are a delight and include a lovely 'secret' garden, as well as a wide private driveway leading to a detached double garage. The acquisition of such a fine traditional family home represents a rare opportunity and an early viewing is very highly recommend.



- Substantial and imposing detached family home
- Considerable charm and character
- Considerable scope for enlargement (STNPC)
- 5 bedrooms and 3 reception rooms
- Must be viewed
- Favoured Hove Park setting
- Large and expansive plot
- Exceptionally spacious with over 3,400 square feet of internal living space
- Excellent school catchment area

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		
	72	77
England & Wales	EU Directive 2002/91/EC	



SHIRLEY DRIVE

Approx. Gross Internal Floor Area (Excluding Garage) 320.83 sq m / 3453.38 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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