



**FOSTER**  
& CO.

# Hill Brow

Hove, BN3 6DD

**Offers in excess of £3,000,000**

Set in an elevated position with breathtaking panoramic sea views and sweeping vistas across Hove, this exquisite 4/5-bedroom detached home is a masterpiece of modern luxury and design.

Upon entering, you are greeted by a wide entrance hall, boasting a stunning broad staircase that sets the tone for the elegant living spaces beyond. The ground floor features three beautifully appointed reception rooms, ideal for entertaining or relaxing. The centerpiece of the home is the expansive 31-foot kitchen/dining room, equipped with top-of-the-line appliances, marble worktops, an instant hot water tap, and a large central island. Full-height sliding doors lead seamlessly to the landscaped garden, offering indoor-outdoor living at its finest. A hidden utility room provides added functionality.

### First Floor:

The luxury principal bedroom is a true retreat, complete with a front-facing balcony offering spectacular views across Hove to the sea. The en suite bathroom features a large dual walk-in shower, and a bespoke dressing room overlooks the rear garden. Two additional spacious double bedrooms and a high-spec family bathroom complete the first floor.

### Second Floor:

Rising to the second floor, you'll discover a magnificent bedroom/reception room with full-height sliding doors that open to reveal awe-inspiring views of Hove and the sea. This room also boasts a luxurious en suite bathroom with splendid sea views from the bathtub. A wrap-around roof terrace enhances the appeal, providing the perfect spot to enjoy the serene surroundings.

### Outdoor Space:

The rear garden is designed for relaxation and entertainment, featuring a large paved area ideal for alfresco dining, overlooking a heated swimming pool where you can watch family and friends splash about. A mid-level lawn offers the perfect space for children to play. On the second tier, a future pool house and cabanas will enhance the outdoor living experience, with a kitchen, BBQ area, and seating zones as per the CGI renderings.

### Additional Features:

- 10-year build warranty & 24-month contractor's workmanship warranty
- ICF (Insulated Concrete Form) construction, offering outstanding insulation and energy efficiency
- Solid concrete walls with reinforcement bars ensure durability and protection against adverse weather conditions
- Single-ply membrane flat roofs with a 20-year manufacturer warranty
- State-of-the-art Control4 home automation system for heating, hot water, underfloor heating, media, integrated speakers, CCTV, and electric curtains
- Electric gates and integrated door entry system for security

- Detached
- 5 Bedrooms
- High Spec Finish
- Bespoke Rokpunt German Kitchen
- 3 Reception rooms
- Stunning Sea Views
- Double Garage
- Huge Master Suite
- Swimming pool with glass viewing panel
- Control4 Smart Home System

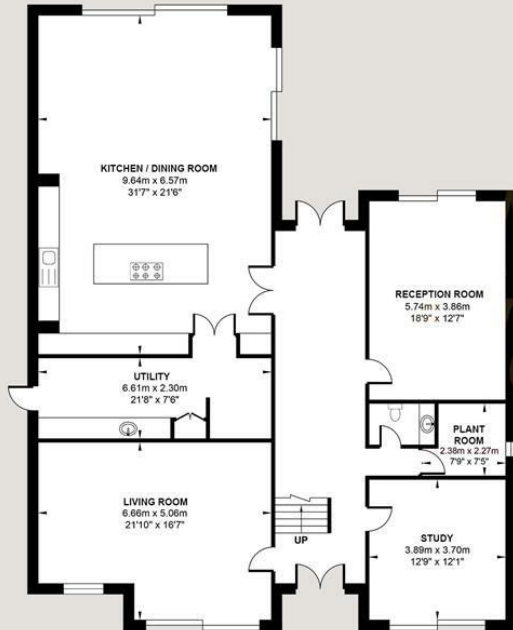
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



# HILL BROW

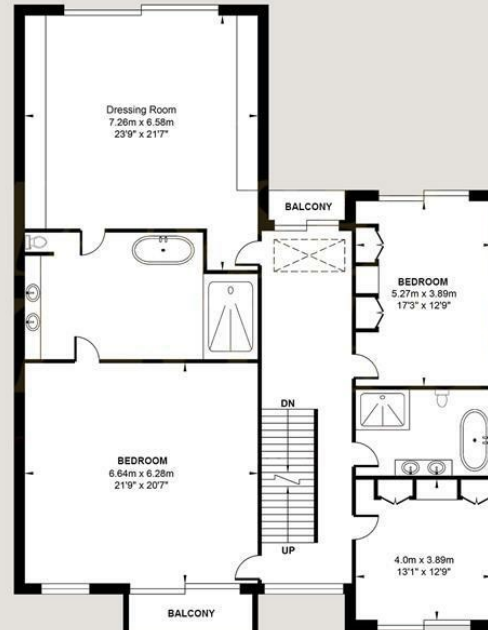
Approx Gross Internal Area (Including Garage) 497.0 sqm / 5350 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale



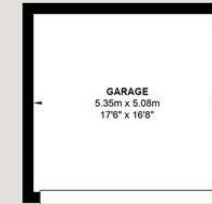
GROUND FLOOR

Approximate Floor Area  
2206.64 sq ft  
(205.0 sq m)



FIRST FLOOR

Approximate Floor Area  
2163.80 sq ft  
(201.0 sq m)



SECOND FLOOR

Approximate Floor Area  
292.56 sq ft  
(27.18 sq m)



SECOND FLOOR

Approximate Floor Area  
687.0 sq ft  
(63.82 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



