



Benett Drive, Hove

Offers In Excess Of
£1,400,000
 Freehold

- FOUR BEDROOM, THREE BATHROOM
- SPANNING JUST UNDER 3000 SQUARE FT
- POPULAR HOVE PARK LOCATION
- LARGE OPEN PLANNED KITCHEN / LOUNGE + SEPARATE RECEPTION ROOM
- ADDITIONAL ONE BEDROOM ANNEX FLAT
- LARGE DRIVEWAY + GARAGE
- DETACHED HOUSE

Robert Luff & Co are delighted to bring to market this spacious four bedroom, three bathroom, detached house situated in the heart of the Hove Park area. Benett Drive is arguably one of Hove's most desirable addresses with the popular Hove Park located nearby and perfectly positioned for allowing easy access to the A27 and A23 making the property ideal for both families and commuters alike. Preston Park and Hove Station offer convenient mainline links for commuters and local schools include Lancing College Preparatory, Collesmore St Marys Catholic Primary School and Hove Park School, Brighton and Hove High School and BHRSVIC Sixth Form Centre, along with the recently opened Bilingual Primary School.

Accommodation comprises of ground floor level; South facing kitchen / dining room with skylight and sliding doors leading to the rear garden. Separate living room & utility room with integral access to the garage. Two sizeable bedrooms, both with en-suite's and a separate W/C accessed via the hall. Following the stairs leading to the first floor, you are greeted with an abundance of light, allowed by the roof light overhead. Two further bedrooms can be found on the first floor, both with a dressing area's and both have access to a Jack & Jill style bathroom. The bedroom at the rear has access to a private, South facing balcony with far reaching views leading to the sea.

A beautiful terrace is accessed from the dining area; a natural spot for al fresco dining during the summer. Steps lead down to a beautifully tended lawn, leading to a private 50 sqm annex with its own kitchen, shower room and additional storage.

**Robert
 Luff & Co**
 Sales | Lettings | Commercial

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Accommodation

Agents Notes

EPC Rating: TBC

Council Tax Band: F

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Benett Drive



Approximate Gross Internal (Excluding Annexe) Area = 273.97 sq m / 2948.98 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) 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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.