

Spencer & Leigh



24 King George VI Drive, Hove, East Sussex, BN3 6XF

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Price £650,000 - £690,000 Freehold

- Attractive semi detached home
- Three double bedrooms & an office
- Extended 'Cook' built home
- Hot tub in the garden
- Private driveway and garage
- Raised deck and lawned rear garden
- Two spacious reception rooms
- Popular residential location in Hove
- Potential to extend further, subject to consents
- Viewing highly recommended

Set on the desirable King George VI Drive in Hove, this charming semi-detached house offers a perfect blend of comfort and style. Spanning an impressive 1,335 square feet, the property boasts three spacious double bedrooms, providing ample space for family living or accommodating guests. Additionally, there is a dedicated office, ideal for those who work from home or require a quiet space for study.

The heart of the home features two inviting reception rooms, perfect for entertaining or relaxing with loved ones. The extended 'Cook' built design enhances the property's appeal, showcasing thoughtful craftsmanship and modern living. The extended kitchen flows effortlessly into the dining room that overlooks the rear garden. Conveniently, the separate utility room provides ample space to hide noisier appliances.

Step outside to discover a delightful rear garden, complete with a raised decked patio area and a lush lawn, perfect for outdoor gatherings or enjoying a peaceful afternoon. For those seeking relaxation, a luxurious hot tub awaits, offering a serene escape right in your own backyard.

Parking is a breeze with space for several vehicles, complemented by a private driveway and a garage, ensuring convenience for you and your guests.

This property is not just a house; it is a home that promises comfort, style, and a wonderful lifestyle in the vibrant community of Hove. Don't miss the opportunity to make this exceptional residence your own.



One of the areas most sought after roads, King George VI Drive is within walking distance of Hove Park, providing a beautiful recreation area. Popular schools are also catered for in the area along with a regular bus service to the city centre. For those commuters, the A27 and A23 to London are accessible.



Entrance
Entrance Hallway
Living Room
15'9 x 10'10
Dining Room
13'5 x 11'2
Kitchen
14'1 x 11'2
Utility Room
11'6 x 5'3
Study
11'2 x 4'11
G/f Cloakroom/WC
Stairs rising to First Floor

Bedroom
12'10 x 10'10

Bedroom
11'6 x 8'2

Bedroom
10'10 x 10'6

Family Bathroom
8'2 x 5'3

OUTSIDE

Rear Garden

Garage
16'5 x 7'11

Property Information
Council Tax Band E: £3,152.65 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, Private Driveway & un-restricted on street parking
Broadband: Standard 7 Mbps, Superfast 101 Mbps & Ultrafast 1000 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Council:- BHCC
Council Tax Band:- E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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	



King George IV Drive



Approximate Gross Internal Area (Including Garage) = 124.03 sq m / 1335.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.