



39 King George Vi Drive

Hove, BN3 6XF

Guide price £700,000

Guide Price £700,000 to £725,000.... A beautifully refurbished Cook-built home offering around 1,460 sq ft of stylish living space, this impressive three-bedroom semi-detached property on King George VI Drive has been upgraded to an exceptional standard and includes a superb garden room that could easily serve as a fourth bedroom, guest suite or home office. The property also offers excellent scope to extend into the loft and out to the rear (subject to planning permission), making it ideal for a growing family.

The ground floor features a striking open-plan living, dining and kitchen area measuring over 26ft in length, flooded with natural light and designed with modern elegance. The sleek kitchen includes integrated appliances, a statement waterfall-edge breakfast bar and contemporary herringbone tiling, while large bi-fold doors open onto the landscaped rear garden. A welcoming hallway and ground floor cloakroom complete this level.

Upstairs, there are three beautifully presented bedrooms and a luxury family bathroom finished in marble-effect tiling with black-framed shower screen and matt black fittings.

The landscaped garden is perfect for entertaining and family life, with a decked terrace leading to a generous lawn. The detached garden studio features a large living space, en-suite shower room and separate store — ideal as a self-contained workspace, gym or bedroom four.

To the front, there's ample off-street parking on a gravel driveway along with a separate garage for additional storage.

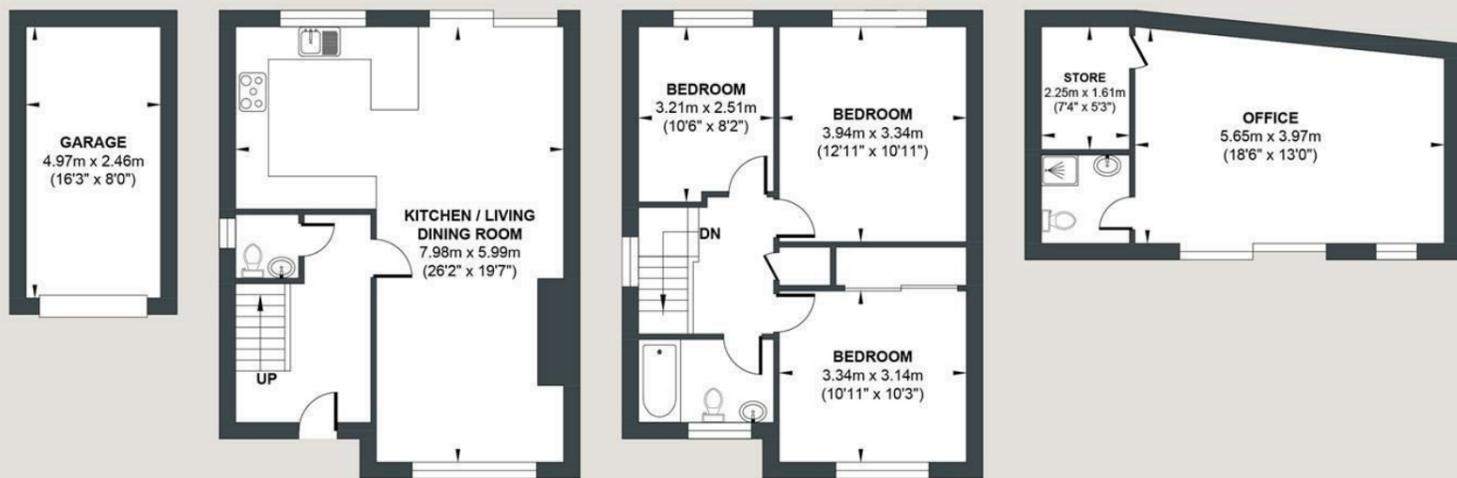


- Beautifully refurbished Cook-built home
- Open-plan kitchen/living/dining area with bi-fold doors
- Luxury family bathroom with black fittings and marble tiling
- Detached garden studio with en-suite — potential fourth bedroom
- Off-street parking for multiple cars plus garage
- Approx. 1,460 sq ft of accommodation
- High-spec kitchen with marble-effect worktops and breakfast bar
- Downstairs cloakroom/WC
- Landscaped garden with decking and lawn
- Potential to extend into the loft and rear (STPP)

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		
	68	79
England & Wales	EU Directive 2002/91/EC	

KING GEORGE VI DRIVE

Approx. Gross Internal Floor Area (Excluding Garage & Outbuilding) = 91.84 sq m / 988.54 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GARAGE
Approximate Floor Area
131.64 sq ft
(12.23 sq m)

GROUND FLOOR
Approximate Floor Area
494.27 sq ft
(45.92 sq m)

FIRST FLOOR
Approximate Floor Area
494.27 sq ft
(45.92 sq m)

OUTBUILDING
Approximate Floor Area
296.86 sq ft
(27.58 sq m)



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All measurements are approximate

