



Shirley Drive

Hove, BN3 6UE

mishons

A stunning semi-detached house positioned in the highly sought-after Hove Park district of Hove...

...Meticulously upgraded by the current owners, this residence effortlessly blends contemporary style with a functional design and spans just under 4000 sq ft.

The front of the home greets you with off road parking and ascending the front steps to the door, you're greeted by a spacious entrance hall, setting the tone for the sophistication within. The front living room, boasting a southern orientation and a gas fire, provides a cosy retreat. A separate WC and utility room enhance the practicality of this level.

Stairs down from the entrance hall introduces a unique opportunity, with an accessible space that could function as a self-contained unit. Complete with a bedroom, shower room, and living space, this versatile area adds to the home's flexible accommodation, which is also accessible from outside, via the off-road parking at ground level.

An additional reception room, serving as a further lounge space, seamlessly connects to the expansive rear open-plan extended kitchen. Adorned with bifold doors, the kitchen opens onto a sizable lawned garden, creating a seamless indoor-outdoor flow. The modern kitchen features sleek white units, a prominent island, integrated appliances, and abundant natural light from two skylights. Ample dining space makes it an ideal hub for gatherings and social occasions.

The rear garden is a sanctuary of relaxation, complete with mature trees and shrubs, a hot tub area, an outdoor kitchen for socialising, a children's climbing zone, and a versatile outhouse currently utilised as a games room but adaptable as a home office or studio. Additional amenities include a storage shed and a sauna.

Ascending to the first floor, discover three well-proportioned bedrooms, a family bathroom and a separate WC. The top floor reveals a thoughtfully extended modern principal suite, featuring an en-suite shower room and a walk-in wardrobe.

Throughout the home, a contemporary finish is evident, complemented by wooden flooring and the luxury of underfloor heating. The inclusion of solar panels in the home further enhances its efficiency by utilising renewable energy.

Situated in a prime location, Shirley Drive is perfect for those in search of a family home within close proximity to several esteemed local schools. Among the notable options are Brighton & Hove Bilingual, Cottesmore St Mary's Catholic, and Aldrington Church of England Primary Schools, as well as Hove Park, Blatchington Mill, and Cardinal Newman Secondary Schools. Frequent bus connections link to the City Centre, and both Preston Park and Hove Station are conveniently within walking distance.

➤ *Offers in the region of* **£1,400,000**

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Perfect family home...



TOTAL FLOOR AREA:
 3755.88 sq. ft. (348.93 sq. m.) approx



Exceptional service

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Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

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3. All Measurements are approximate.



Whatever you're looking for...
We'll help you find it.

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