



72 Shirley Drive

Hove, BN3 6UF

Offers in excess of £1,250,000

A substantial and beautifully presented 5 bedroom detached corner house, together with a lovely south facing rear garden, enjoying stunning far reaching elevated views across the area to the sea in a sought after Hove Park setting.

This impressive detached character house occupies a prominent position on the corner of Tredcroft Road and Shirley Drive close to Hove Park and stands in a good sized wrap around mature garden which include a sunny south facing lawned rear garden. The property with its entrance on Tredcroft Road is offered for sale in excellent decorative condition throughout and provides lovely light, spacious and expansive living accommodation over two floors making this a comfortable and versatile family home. A particularly generously sized bright and airy reception hallway has a light filled living room at one end and a separate dining room at the other, both with wonderful original fireplaces, together with a large beautifully fitted kitchen breakfast room with stunning marble worktop surfaces and a Quooker tap, all creating a traditional lay out yet consistent with modern expectations and requirements. There is a large conservatory which leads from the sitting room and has doors onto the garden allowing for easy access inside and out. There is also a convenient downstairs W/C.

The downstairs store room has a window and internal and external doors with side passage to the road, giving it potential to be an ideal home office/studio space.

The first floor replicates the sense of space and comfort with 5 double bedrooms and 2 well fitted modern bathrooms, with the rear rooms taking in the stunning far reaching elevated views across the area to the sea.

Externally the corner gardens provide ample off-road parking for multiple cars at the front and lead through by way of the side gardens to the mature rear garden which takes full advantage of the sunny southerly aspect.



- Substantial 5 bedroom corner house
- Beautifully presented and appointed
- Spacious, comfortable and expansive
- Light and airy
- Stunning views across the area towards the sea
- Sunny south facing rear garden
- Prominent position on the corner of Tredcroft Road and Shirley Drive
- Sought after setting close to Hove Park, Preston Park Station and Hove Station
- Ample parking for multiple cars
- Must be viewed

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		
	71	79
England & Wales	EU Directive 2002/91/EC	

SHIRLEY DRIVE

Approx. Gross Internal Floor Area = 215.45 sq m / 2319.08 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
 1319.97 sq ft
 (122.63 sq m)



FIRST FLOOR

Approximate Floor Area
 999.10 sq ft
 (92.82 sq m)



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All measurements are approximate

