



35 Hill Drive

Hove, BN3 6QL

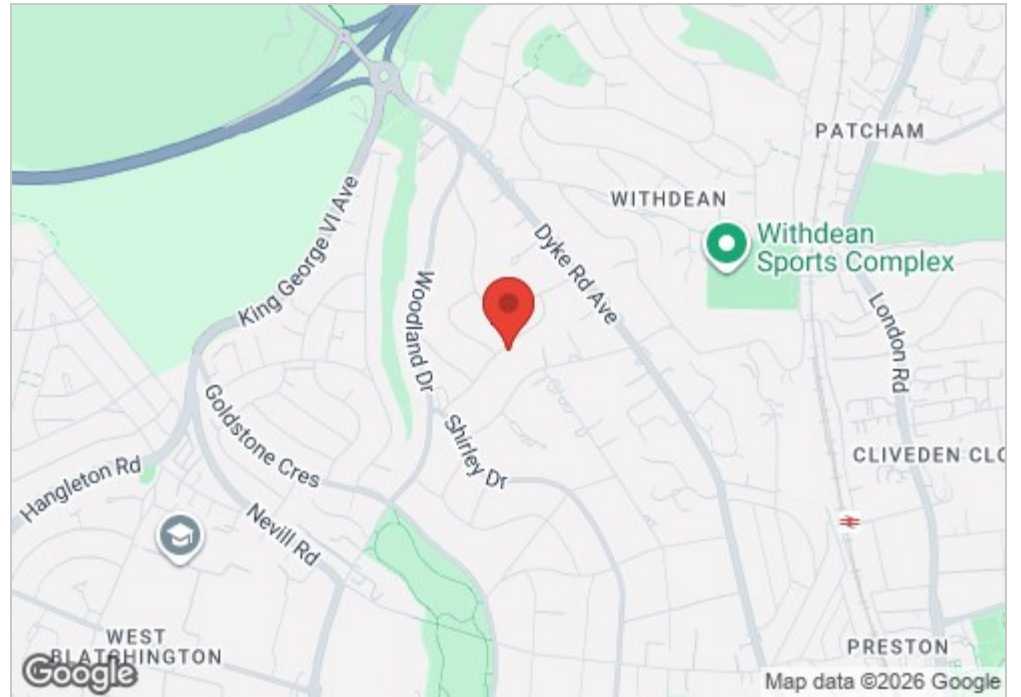
Guide price £1,000,000

An attractive and quite beautifully presented 4 bedroom semi detached family home, together with a lovely good size mature rear garden and situated in this quiet highly regarded residential setting close to Hove Park.

Hill Drive is a sought after residential location within the Hove Park district ideally situated close to local amenities in Woodland Parade and the delightful Hove Park with its beautiful open spaces and recreational amenities. Bus services connecting with the City centre and seafront pass nearby too. This particularly attractive semi detached house is offered for sale in pristine decorative condition throughout and provides lovely light and expansive living accommodation spread over three floors making this a comfortable and versatile family home consistent with modern expectations.

The sense of space and light is evident throughout, with features including a large living/dining room leading through into a conservatory, a superbly fitted modern kitchen opening onto the rear garden and a useful office or study.

There are 4 bedrooms spread across the first and second floors including a superb second floor master suite which enjoys some stunning elevated views over the surrounding area, with views towards the sea and over the gardens. The property is set back from the road, in a pleasant elevated position and with a deep frontage providing ample off road parking and worthy of particular mention is the gorgeous, secluded and mature rear garden. This really is a great family home in an exclusive location and an early viewing is strongly advised by the owner's agents.

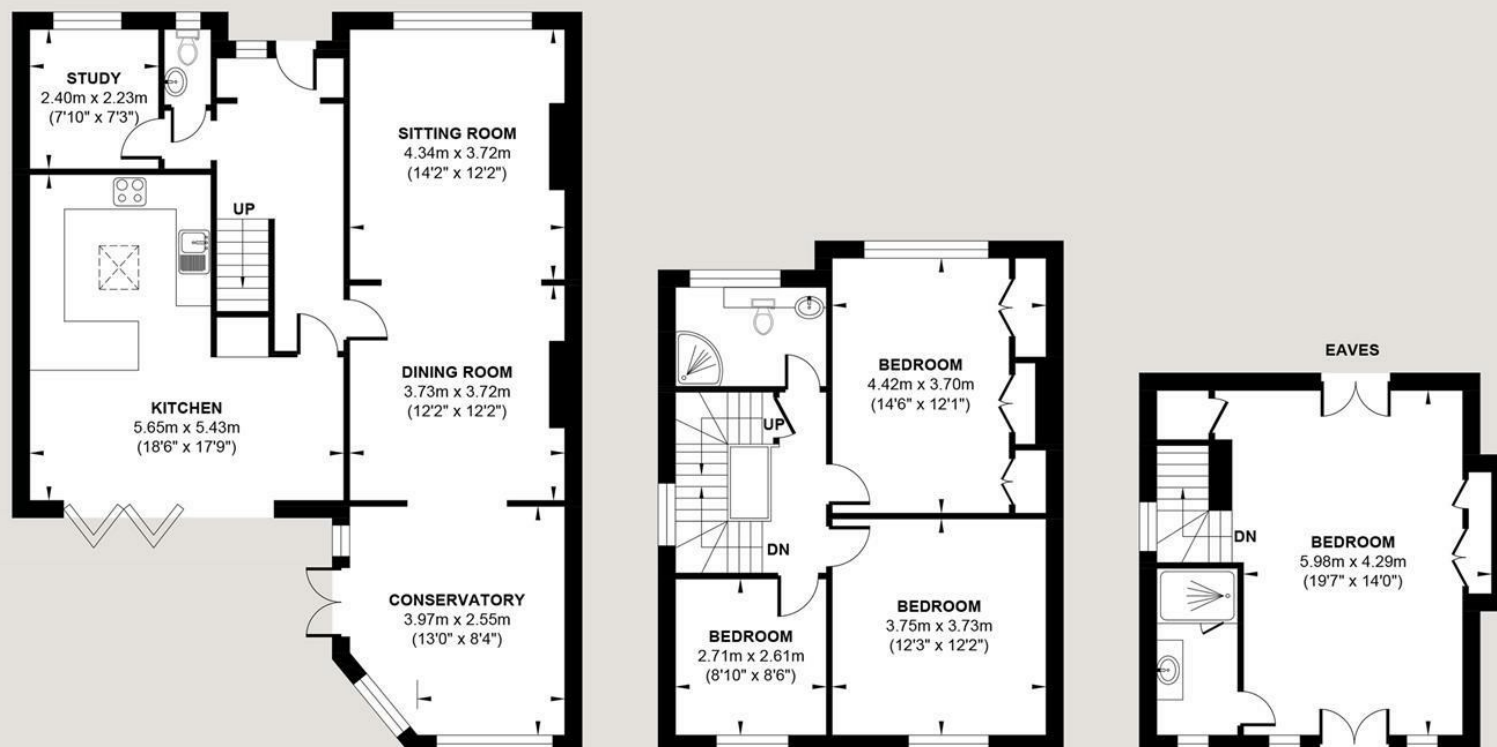


- Attractive 4 bedroom semi detached family home
- Beautifully presented and appointed
- Superbly fitted kitchen/breakfast room
- Lovely mature rear garden
- Highly regarded residential setting close Hove Park
- Bright, airy and expansive living space over three floors
- Fabulous master suite with views
- 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		
	75	82
England & Wales	EU Directive 2002/91/EC	

HILL DRIVE

Approx. Gross Internal Floor Area = 173.05 sq m / 1862.69 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
954.86 sq ft
(88.71 sq m)

FIRST FLOOR

Approximate Floor Area
555.95 sq ft
(51.65 sq m)

SECOND FLOOR

Approximate Floor Area
351.87 sq ft
(32.69 sq m)



Foster & Co and their clients give notice that:

These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate

