

Shirley Drive

---

Hove



## We know just the place...



Sitting in an elevated position that instantly engenders a prized degree of privacy, this simply stunning detached property is an enviable example of a contemporary family home.

With its refined grey and white colour scheme and richly toned wood floor, the large central entrance hall instantly sets the tone for the cohesive design themes that flow throughout. Sophisticated yet tranquil, a marvellous living room is an excellent place to relax and unwind. A focal point fireplace has a marble mantelpiece, while wide bi-fold doors create a seamless connection with the extensive patio giving every excuse to step outside. Stretching out across the full depth of the house an utterly magnificent kitchen/dining room steals the show giving that all important wow factor. Double aspect and filled with light, its sleek clean line aesthetics are exceptional. Handle-less floor to ceiling cabinets are supremely well-appointed with an array of Siemens ovens, while beneath chandelier lighting a brilliantly broad central island has an induction hob and fabulous downdraft extractor. A study and a cloakroom complete the ground floor.

Upstairs five equally impressive and notably sized bedrooms provide a wealth of family accommodation. A principal bedroom sits exclusively on the top floor with far-reaching vistas to the sea and a luxury en suite shower room, and a second bedroom suite on the first floor is perhaps ideal for teenagers or guests. A fabulous family bathroom demonstrates an attention to detail with a matching suite and marbled tile setting.

From the marvellous magnolia tree of the raised front garden to the striking facade of the house, there is an undeniable amount of kerb appeal. At the rear of the house the paved patio is a heavenly spot for al fresco dining. Steps invite you up to the established long lawn with its colourful borders and feature palm tree, and additional tiered seating areas have been beautifully landscaped.

There is both garage and driveway parking and worthy of particular mention is the planning permission has been granted to extend the ground floor by 650 square feet.









## What the owner says...

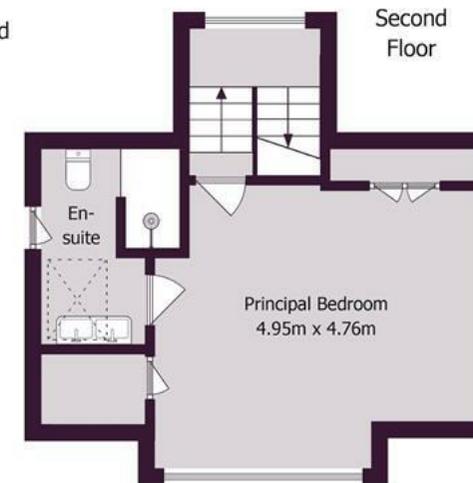
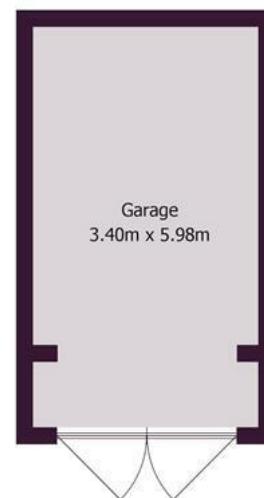
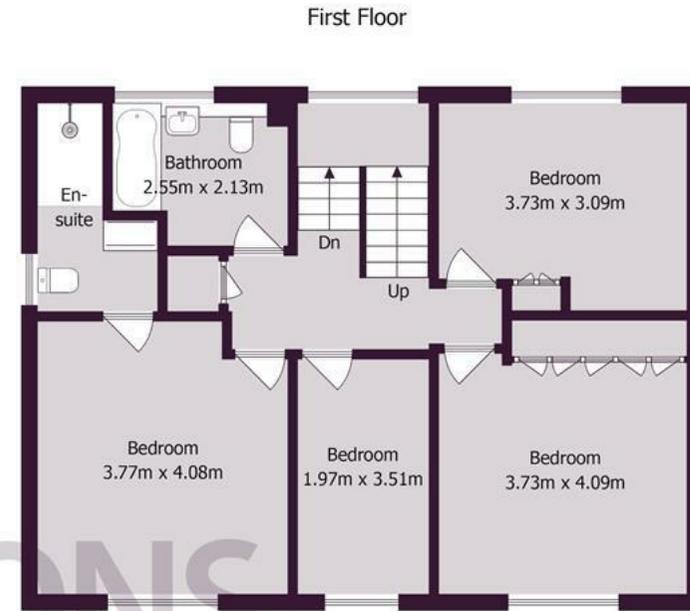


### What the owner says...

We were very lucky to have found such a beautiful home and will miss everything about it. It's the perfect location - we have a range of the top state and independent schools in the area, we're walking distance to Hove Park and many amenities like Waitrose and Woodland Parade's Post Office and lovely wine bar. For commuting, we've got easy access to the A23 and we're walking distance to Preston Park rail station. It's been lovely living here - we'll miss the stunning sea views and our walks in the South Downs National Park, which were often followed by a meal in one of Hove's many wonderful pubs and restaurants. We'll also miss our huge garden, which thanks to it's elevated position, enjoys sun all year round and has been home to many family events. There's a lovely sense of community around Hove Park, we have lovely neighbours and will miss our Christmas parties. We're very fortunate to have lived in such wonderful surroundings but need to move closer to family and really hope the next owners enjoy everything as much as we have.

# Shirley Drive, BN3

Guide price £1,400,000-£1,500,000



Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Created by Property Photography UK for Lextons. All rights reserved.

Meet us here...  
174 Church Road  
Hove  
BN3 2DJ

We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



LEXTONS.co.uk

LEXTONS

01273 56 77 66