

£1,300,000



Hill Brow

Hove, BN3 6QG

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Hill Brow, Hove, BN3 6QG

Guide Price £1,300,000 to £1,350,000 A substantial and immaculately presented double fronted chalet, measuring in excess of 3,000 sq ft (279 sq m) situated in this Prime residential address BN3. Arranged over two floors, the accommodation offers elevated views across Hove out the sea and encompasses modern family living. To the rear of the property is a large established rear garden and to the front is the carriage driveway and double garage. The current owners have devised plans for further extension to the property; these are available to view upon request.

Location

Hill Brow stands tall, on the North-East corner of the former Withdean and Tongdean Estates and is a prime residential area of Hove, close to excellent road links providing access to the City Centre, as well as A23/A27 for commuters or for neighboring towns and villages. The South Downs Nation Park (AONB) is close to hand as is Hove Park (40 acres appx). The street is quiet with houses set back from the road.

Approach

Approached via a private carriage driveway with manicured grass island and laid to rumble stone. There is parking for three or more cars and access to a double garage with electric up and over door.

Accommodation

Steps rise to a generous split level entrance hall with a large atrium sky light flooding the space with natural light. Laid to engineered oak wood flooring with doors to the living room and kitchen.

Decorated in a clean, neutral pallet with plush cream carpet the living room is very well appointed (circa 35ft) with a large south facing window over looking the street with distant views across Hove, out to the sea and beyond. Enjoying a dual aspect to the west and south, having a beautiful decorative fireplace with marble surround and gas fire, as well as a stylish curved feature wall.

Multi pane french doors lead through to the spectacular kitchen/family room; a n impressive space with a n abundance of natural light and ample room for a dining table and chairs. The kitchen is of premium quality and comprises of a comprehensive range of high gloss, soft close wall and base units with a sleek Corian works surface, having an inset stainless steel sink and drainer, integrated Bosch oven and grill stack and microwave oven, with a ceramic hob and extractor canopy above. Further integrated appliance include a fridge freezer and dishwasher. A central island provides further work space and a breakfast bar with stylish over sized industrial pendant lighting above. Stairs lead down to the double garage, which as well accommodates provisions and plumbing for a washing machine and tumble dryer.

In addition, this room has a lovely snug area.

From the entrance hall there are wide low level steps that lead to a raised hallway where there resides two spacious double bedrooms, family bathroom and a study, with a turning staircase rising to the first floor.

The family bathroom has a marble effect acrylic panelled wall and comprises of a full suite with a panelled bath with shower over, having thermostatic wall mounted controls, a wash basin with vanity storage underneath, a low level Eco flush WC and a separate corner shower enclosure.

To the first floor, there resides two generously proportioned double bedrooms, each with en suites. The master bedroom enjoys a bank of built in wardrobes along one wall and a door to a large sun terrace the full width of the property over looking the beautifully manicured private rear garden.

Outside

The established, enclosed generous rear garden is accessed via the kitchen/family room and as well has side access to the front of the property. With a large paved patio that in turn leads to a large area laid to lawn with established trees, shrubbery and raised planters.

Additional information

EPC rating: TBC

Internal measurement: 3,219 Square feet

Parking zone: P

Council tax band: G

Potential for further extension subject to necessary consents.

Plans available upon request.







TOTAL APPROX. FLOOR AREA 3219 SQ.FT. (299.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	



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