



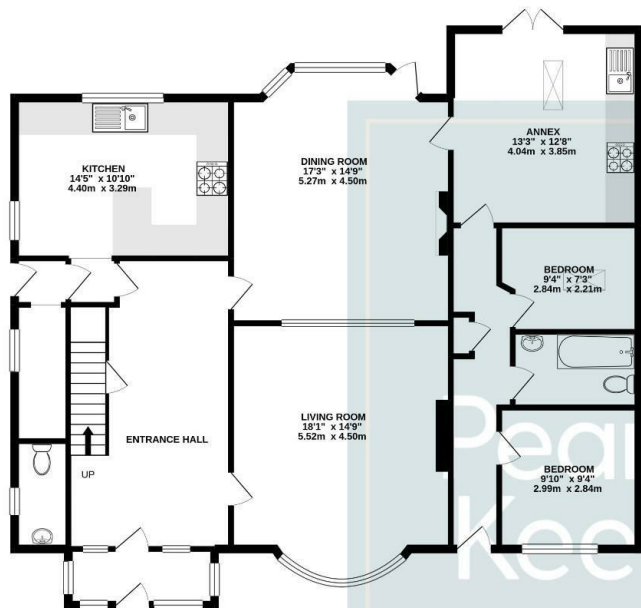
The Upper Drive, Hove, BN3 6GN

Guide Price £1,250,000 - £1,350,000 Freehold

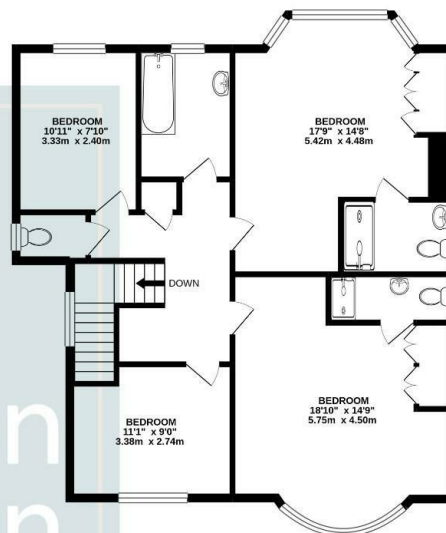
Pearson  
Keehan



GROUND FLOOR  
1433 sq.ft. (133.1 sq.m.) approx.



1ST FLOOR  
878 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 2311 sq.ft. (214.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(54-68) <b>D</b>		
(39-53) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	69	78
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(54-68) <b>D</b>		
(39-53) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.

Pearson Keehan are pleased to bring to the market this substantial detached four-bedroom family home with self-contained two-bedroom annexe positioned in a prime central Hove location. The property also boasts a charming south facing landscaped garden and off-street parking.

This grand property could benefit from some internal modernisation and subject to necessary consents, has further potential to convert the loft space to add further accommodation if required.

Upon entering the house via the entrance porch, you are greeted by the large hallway where you have WC set off. Furthermore to the ground floor, you have the generously sized bow-fronted living room, kitchen/breakfast room with access to utility room and dining room which leads to the lovely rear garden.

To the first floor you have a large landing area which serves four double bedrooms with the two largest bedrooms benefitting from en-suite shower rooms, separate WC and family bathroom.

The adjoining self-contained annexe has its own front entrance door as well as access via the main house. It briefly comprises of open plan kitchen/living area, two bedrooms and bathroom and would suit a dependant relative or has the potential to be used as a guest suite or provide an income stream.

Nearby, the vibrant Church Road is located within walking distance where you can find a wide array of trendy bars, coffee shops, restaurants and boutique stores. Hove Mainline Railway Station is situated moments away and Hove seafront is also in close proximity.

Put simply, detached residences of this magnitude are few and far between in central Hove and this is an opportunity not to be missed!

Pearson Keehan

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