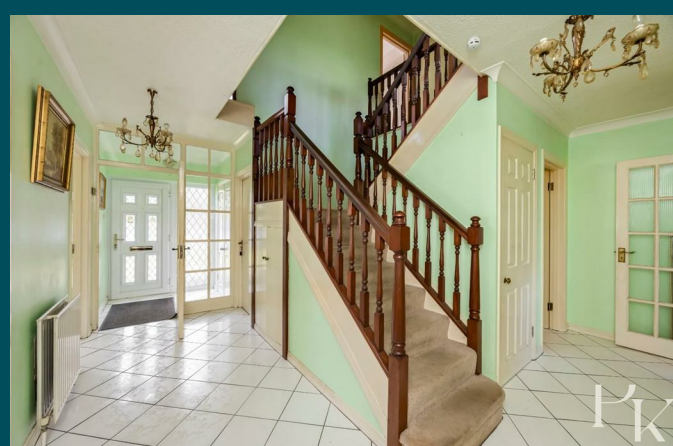




10 Hill Drive
Hove, BN3 6QN



10 Hill Drive

Hove, BN3 6QN

Offers in excess of £1,100,000

Situated in the ever-popular Hove Park district of Hove, this substantial five-bedroom detached residence occupies a highly regarded address and offers over 2,700 sq.ft of bright, versatile living space.

Approached via a generous driveway and integral garage, the home opens into a spacious and welcoming entrance hall, beautifully arranged around a central staircase. From here, the ground floor unfolds into a series of well-proportioned rooms, including an impressive dual-aspect living room, filled with natural light and offering direct access to the rear garden. A separate dining room provides an ideal setting for entertaining, while the kitchen, positioned to the rear, enjoys garden views and connects conveniently to a utility room. A further reception room, currently arranged as a home office, offers flexibility for modern lifestyles, alongside a ground floor W/C completing this level.

Upstairs, the first floor hosts five generously sized bedrooms arranged around a central landing. The principle bedroom benefits from an en-suite and an elevated front aspect, while the remaining bedrooms are well-served by a family bathroom and each have built-in storage.

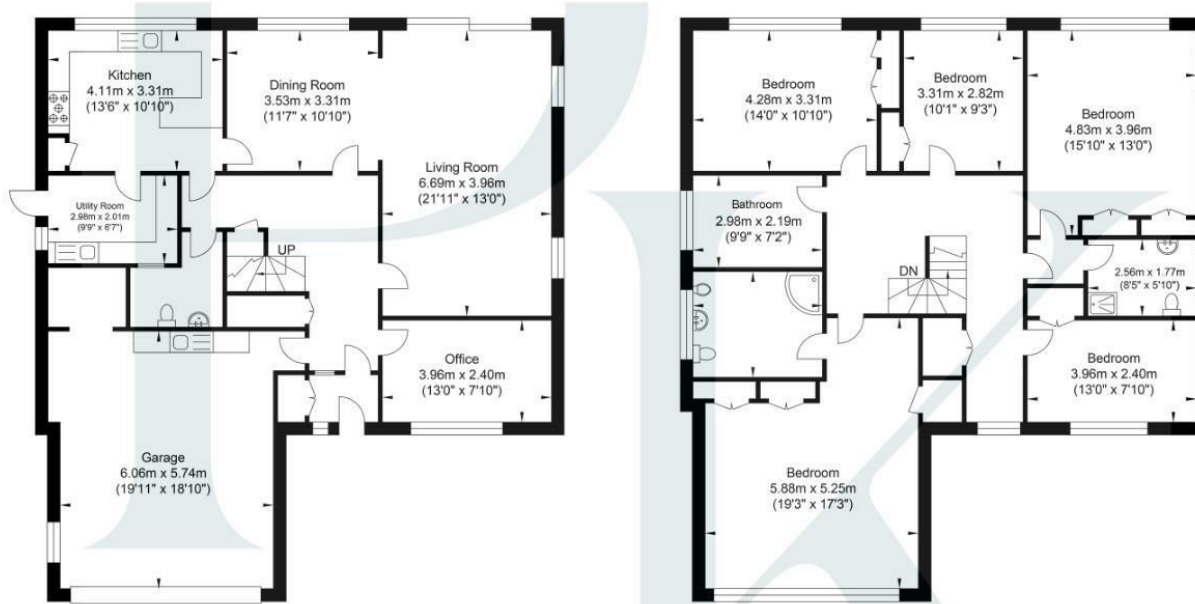
The property offers excellent scope for modernisation and potential extension (STNC), allowing incoming buyers to tailor the home to their own taste and requirements.

Externally, the rear garden is a particular highlight, mainly laid to lawn with a paved terrace, it provides a wonderful space for outdoor dining, entertaining, and family enjoyment. To the front, a private driveway offers ample off-road parking in addition to the integral garage.

Hill Drive is a highly regarded address within the sought-after Hove Park area, ideally positioned for a range of local amenities and the expansive green spaces of Hove Park itself, perfect for outdoor recreation and leisure. The area is also well-served by a selection of highly regarded schools, making it an excellent choice for families



Hill Drive



Ground Floor
 Approximate Floor Area
 1379.93 sq ft
 (128.20 sq m)

First Floor
 Approximate Floor Area
 1365.94 sq ft
 (126.90 sq m)

Approximate Gross Internal Area = 255.10 sq m / 2745.87 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
	80
65	

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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
	A
B	
C	
D	
E	
F	
G	

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

England & Wales EU Directive 2002/91/EC

Pearson
 Keehan