

# 27 Hill Brow

Hove, BN3 6QG

**Asking price £3,500,000**

Situated in the prestigious Hill Brow area of Hove, this stunning new-build residence exemplifies modern luxury living. Designed and finished to the highest standard, this exceptional home offers a harmonious blend of style, comfort, and state-of-the-art technology, creating the ultimate sanctuary for family life and entertaining.

The property is set back from the road, featuring a gated driveway framed by attractive green shrubs that provide both privacy and a welcoming first impression. A vast and elegant entrance hall sets the tone for the grandeur within the home. To the left of the entrance, a spacious reception room is currently designed as a playroom, offering a perfect space for family activities. On the right, another versatile reception room provides additional living space and access to the boiler room.

At the rear of the house, the show-stopping open-plan kitchen and living area takes centre stage. This extraordinary space is anchored by a bespoke Smallbone kitchen, outfitted with marble worktops, a La Canche cooker, two dishwashers, a Caple fridge freezer with an integrated wine cooler, and a Quooker tap. The kitchen seamlessly flows into the living and dining areas, which are bathed in natural light from large doors that open onto the garden.

The garden itself is a masterpiece, thoughtfully designed with tiered landscaping, a magnesium swimming pool, and a hot tub that exude the atmosphere of a luxury spa. Both the pool and hot tub are heated via a combination of a gas boiler and a heat pump, with the added security of a childproof electric cover. An outbuilding houses a fully equipped gym, while outdoor speakers and garden WiFi elevate the space for alfresco entertaining.

The ground floor also has a professionally soundproofed cinema room, perfect for movie nights, along with a large cloakroom and a downstairs WC. A dedicated wine room adds a further touch of indulgence!

On the first floor, the master suite spans the entire width of the house, offering unmatched luxury. This expansive retreat includes a WiFi-controlled sauna, a lavish en-suite bathroom with a bath, double shower, and sauna, as well as a bespoke dressing room with fitted wardrobes and storage. Two further bedrooms, each with their own en-suite bathrooms, are also on this level, one of which is currently set up as a home office. A thoughtfully designed utility room, complete with two washers and two dryers, ensures convenience and practicality.

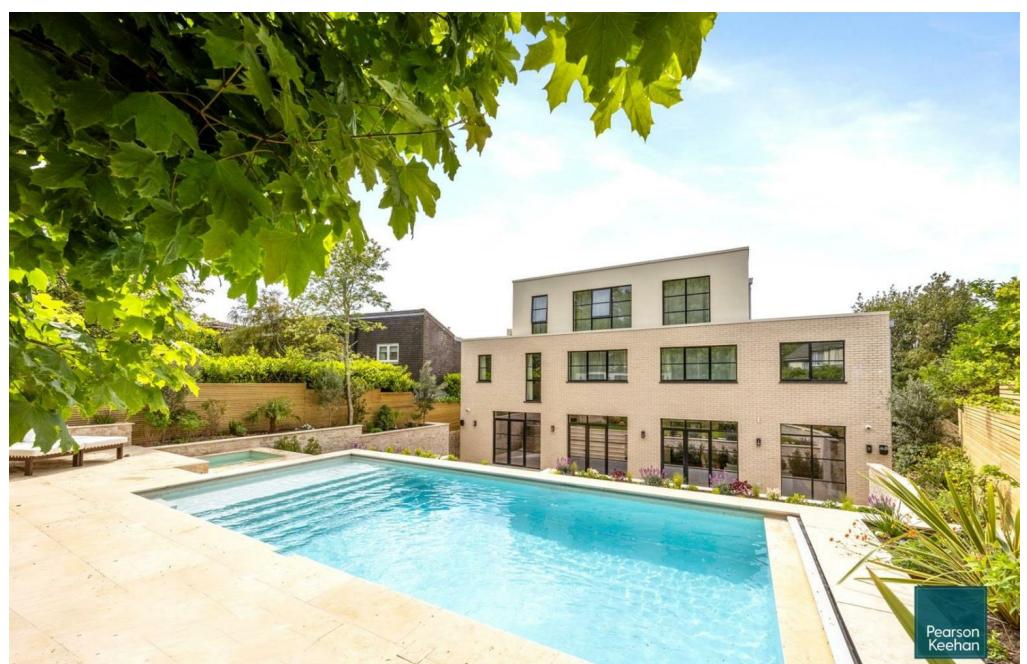
On the top floor, there are two additional beautifully appointed bedrooms that share a stylish Jack-and-Jill bathroom, providing flexibility and comfort for family or guests.

Throughout the property, no detail has been overlooked. Underfloor heating with individual room controls ensures comfort all year-round, while air conditioning and a Sonos sound system are integrated throughout the house. Triple-glazed windows enhance both energy efficiency and tranquillity. Additional features include a comprehensive full security system. The house also benefits from 37 solar panels with a 12kW battery, a 3-phase electric supply, and a 3-phase electric car charger, reflecting the property's commitment to eco-conscious living.

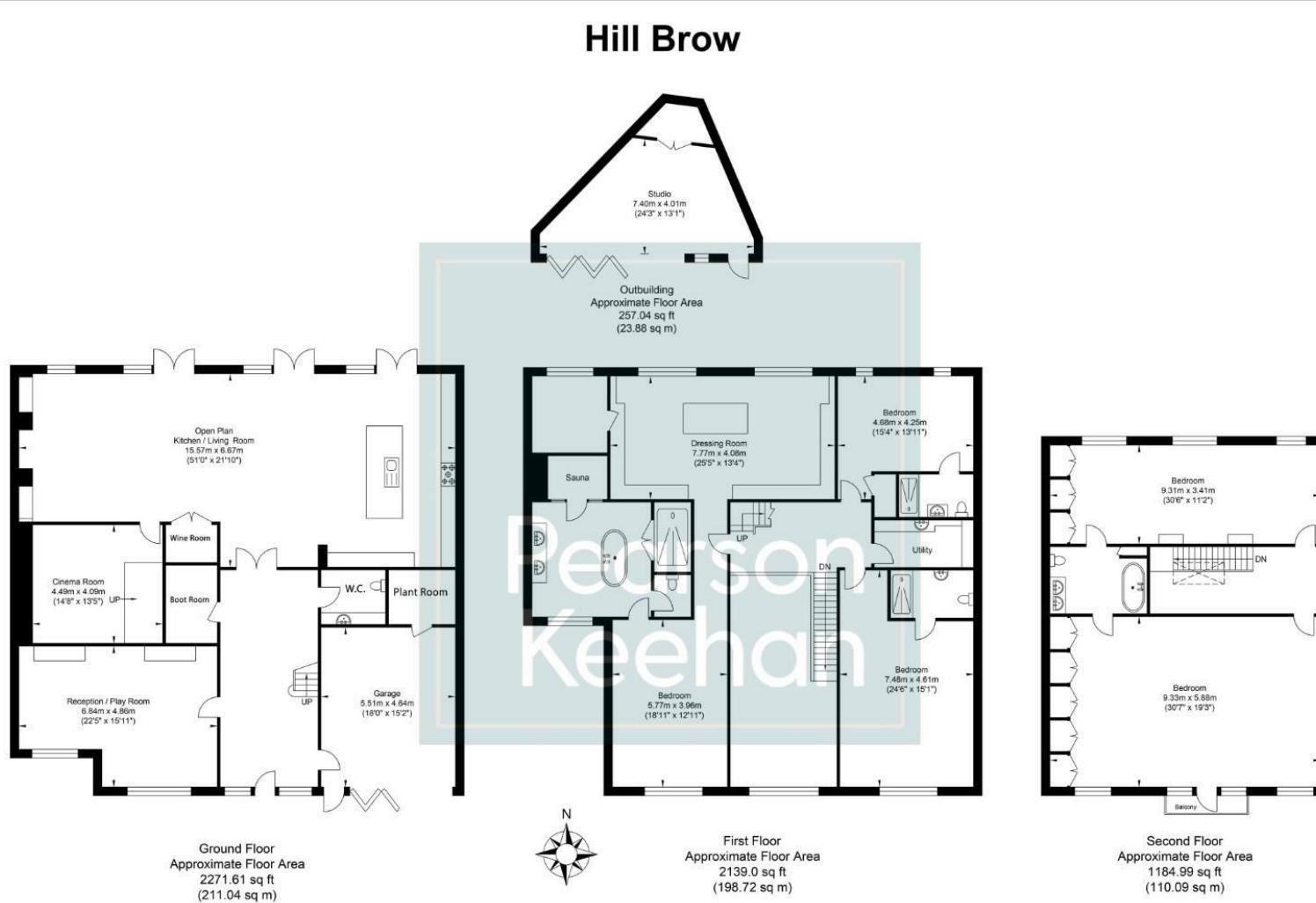
This exceptional home is a true masterpiece of modern design, combining luxury, practicality, and advanced technology. Perfectly positioned on Hill Brow in Hove, it falls within the catchment area of esteemed local schools such as Lancing Prep and Brighton College, offers easy access to the A27, and is within walking distance of Preston Park Station and the vast open spaces of Hove Park.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	98
(81-91)	B	98
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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