



Mill Drive

Hove

Guide Price £775,000 – £825,000



Conveniently located with easy access to the A23 and A27, a beautifully presented THREE BEDROOM SEMI-DETACHED FAMILY HOME with a WEST-FACING GARDEN, a GARDEN ROOM/GYM, DRIVEWAY & GARAGE. Sold with NO ONWARD CHAIN.

This lovely family home is well-designed and has an easy-flowing layout. The substantial kitchen/diner is truly the heart of the home. With Crittal-style doors leading to a sunny terrace, perfect for everyday outdoor dining or entertaining, skylights that flood the room with natural daylight and a fully fitted Shaker kitchen in a contemporary blue hue, it is perfect for modern living. A separate living room flows from the kitchen/diner, bringing the space together while remaining clearly divided. A downstairs cloakroom also serves the ground floor. On the first floor, there are three double bedrooms, two with fitted wardrobes and a family bathroom.

Outside, the west-facing garden provides an ideal setting for relaxing, dining, and entertaining. A spacious terrace with contemporary glass balustrades extends seamlessly from the kitchen/diner, with steps leading down to a secluded garden. The space features a well-balanced mix of lawn, decking, and paved areas. Additionally, there is a substantial garden room, currently used as a home gym, that offers excellent versatility as a home office or studio. There is a garage and a driveway with room for three vehicles.

This property has planning permission to extend into the loft. <https://publicaccess.brighton-hove.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Proposed plans have been produced to demonstrate the potential conversion. Please speak to Sawyer and Co. for further information.





The Local Area

Located in Goldstone Valley, a quiet residential setting with proximity to local amenities, good transport links, the area is known for its local shopping parades, cafes, and bus services.

It's conveniently located for easy access to the South Downs, Devil's Dyke Trail, and Hove Park with its tennis courts, a playground, Riptide Health & Fitness, landscaped gardens and a popular café.

A Waitrose superstore and Tesco Metro are within walking distance, and central Hove and Brighton are both easily accessible.

Hove Station is just over a mile away with convenient mainline links for commuters, and local bus routes lead to all parts of the city. Nearby A23 and A27 offer convenient road connections beyond the city.

Local schools include Blatchington Mill School, Goldstone Primary School, Hove Park School and Sixth Form Centre, West Hove Infant and Junior Schools, and the Bilingual Primary School. A popular spot for buyers seeking proximity to local amenities and green spaces.

Further Information

The property is not currently situated within a controlled parking zone and is in Council Tax Band E, which is charged at £3,001.52 for 2025/26.

EPC rating - C

Broadband & Mobile Phone Coverage: Prospective buyers should check the Ofcom Checker website

Planning Permissions: Please check the local authority website for any planning permissions that may affect this property or properties close by.

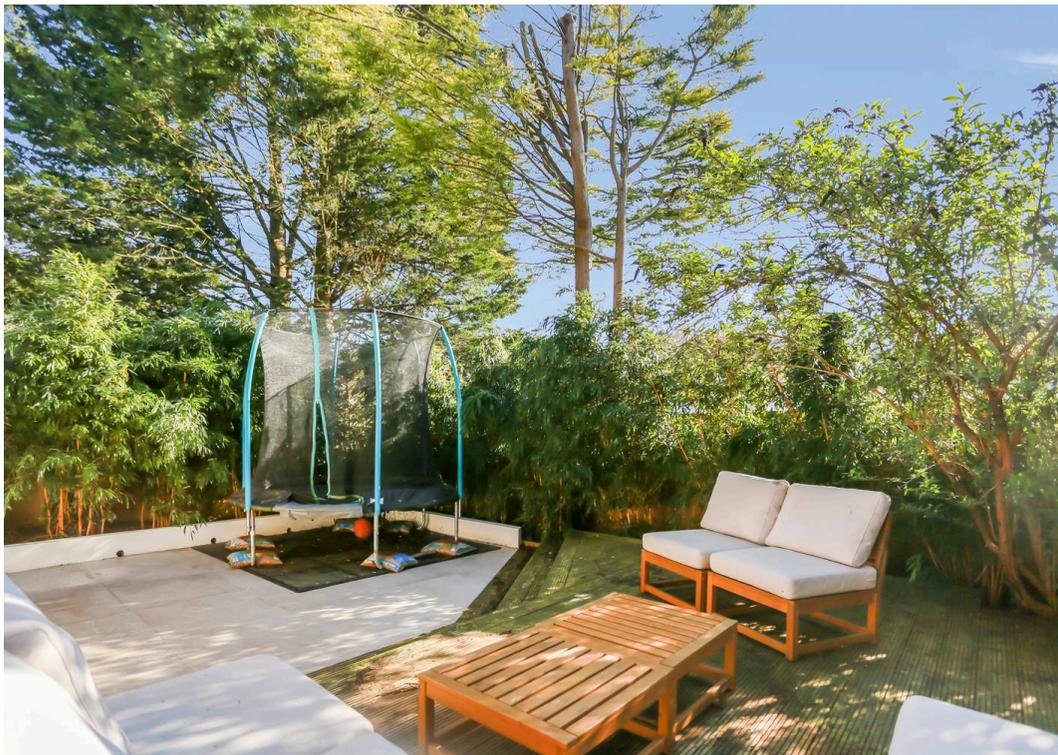
This information has been provided by the seller. Please obtain verification via your legal representative.













Total Area: 145.8 m² ... 1569 ft² (Including Garage & Outbuilding)

Total Floor Area: 135.7 m²... 1461 ft²(Excluding Outbuilding)

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.