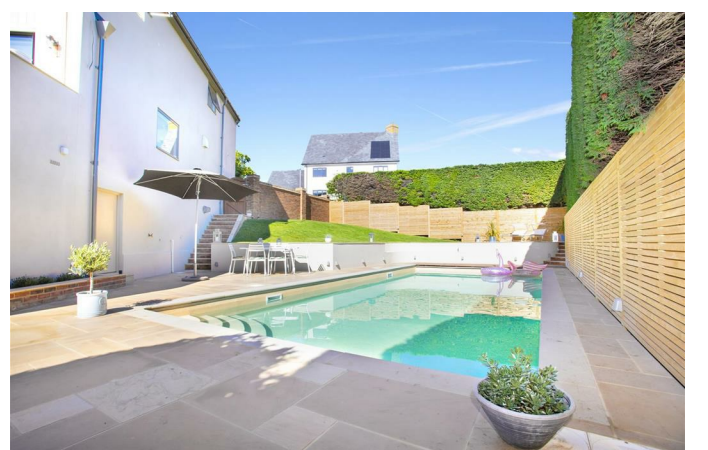




50 Hill Drive
Hove, BN3 6OL



50 Hill Drive

Hove, BN3 6QL

Asking price £2,750,000

An absolutely stunning 7 bedroom detached contemporary style residence with delightful views over the city and down towards the sea, recently renovated and enlarged to create a spectacular home with an emphasis on lifestyle, entertaining and contemporary styling. Located in the highly sought after Hove park area and having in excess of 4,841 square feet, this really is an incredible family home.

The property is situated behind secure electric gates with off road parking for several cars leading to a double integral garage.

The current owners have carried out an extensive modernisation and restoration programme, creating a fine, modern and comfortable home consistent with 21st century expectations: The living space, which spans three floors.

To the rear is the main kitchen family room with wood flooring, under floor heating, bespoke roof light creating as much light as possible and a stunning kitchen with a quartz stone island, instant hot water tap and sliding doors leading onto the westly facing garden. Also off the kitchen is the separate utility room and downstairs WC. Also at the rear of the property is a large sun room with sliding doors to the garden, internal reception room and a family shower room.

To the front of the property is a large play room/bedroom

Upstairs there are 4 bedrooms on the first floor including the main bedroom with a large walk in wardrobe and two en-suites also having access out onto the sunny roof terrace.. The other 3 bedrooms are all doubles with 2 having luxury en-suite bathrooms. The top floor consists of three further bedrooms, luxury bathroom and. Private balcony with delightful sea views.

The rear garden is laid to lawn with a wonderful patio area ideal for afternoon & evening entertaining in the sun. Also you have the added benefit of a heated swimming pool.

Local schools include Lancing College Preparatory and Windlesham Independent Day School, along with the Bilingual School, Aldrington C of E Primary, Westdene



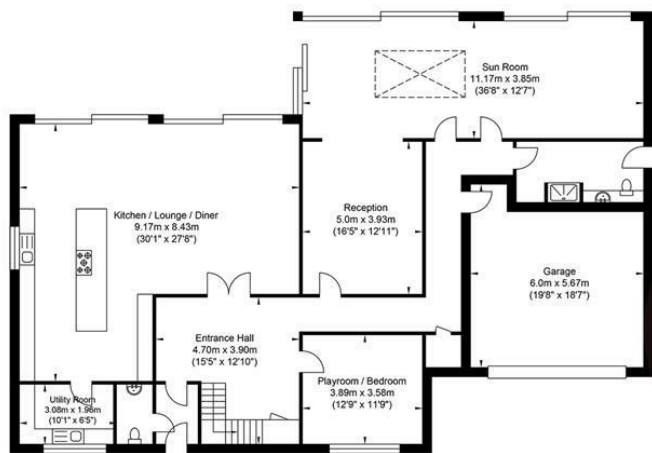
- Detached
- Swimming pool
- Roof Terrace
- Double Garage
- 4 Reception rooms
- 7 Bedrooms
- South Facing Garden
- Sea Views
- Very Private
- Stunning Kitchen

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		
England & Wales	85	85
	EU Directive 2002/91/EC	

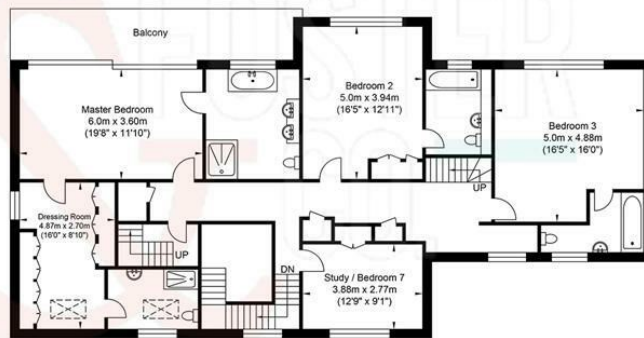
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	85	85
	EU Directive 2002/91/EC	



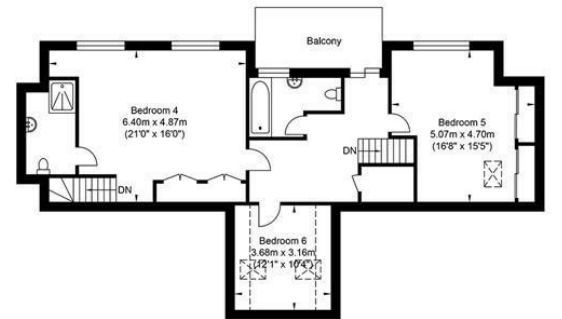
Hill Drive, Hove



Ground Floor
Approximate Floor Area
2143 sq ft
(199.1 sq m)



First Floor
Approximate Floor Area
1764 sq ft
(163.9 sq m)



Second Floor
Approximate Floor Area
934 sq ft
(86.80 sq m)

Approximate Gross Internal Area (Excluding Garage) = 449.70 sq m / 4841 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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