



Barrowfield Drive, Hove, BN3 6TF
£1,500,000



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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£1,500,000

An attractive four-bedroom detached house, set within this highly sought-after location. The property offers generous living space throughout and benefits from a south-facing rear garden, large driveway providing off-road parking for multiple vehicles, and a double garage. Internal viewing is highly recommended to fully appreciate this amazing family home.





Further Information

The accommodation comprises a standout entrance hall, cloakroom, and an impressive triple-aspect through living/dining room (dining room currently being used as a bedroom) with bay window and two sets of doors opening onto the garden. There is also a further living room with garden access, a well-proportioned kitchen, utility room, and a further reception room, currently being used as a bedroom.

To the first floor, there are four excellent sized bedrooms, including one with en suite bathroom, alongside a shower room, separate cloakroom, and a versatile additional room currently used as a dressing room, but equally suited as a study.

To the rear, the property enjoys a generous south-facing garden, mainly laid to lawn with a patio area. This is a fantastic family home with excellent potential, and we cannot stress that early viewing is essential.

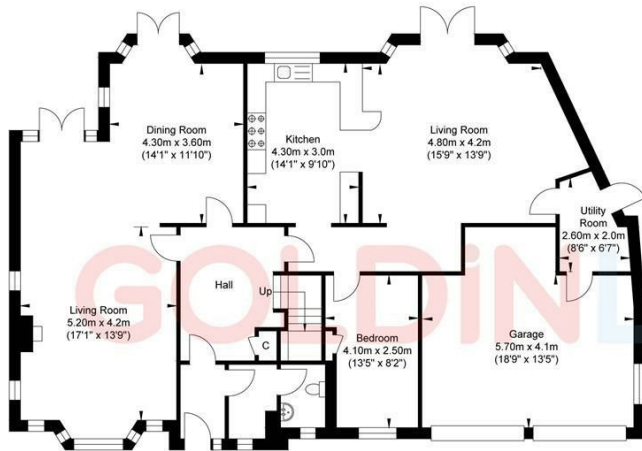
Barrowfield Drive is a well-regarded residential address, positioned in a quiet and established part of the city. The location is ideally placed for access to the open green spaces of Withdean Park and the facilities at Withdean Sports Complex, while remaining within convenient reach of central Brighton and Hove. The area is well served by local transport links, with regular bus services and easy access to Preston Park station and the A27, making it a practical and well-connected setting for day-to-day living.



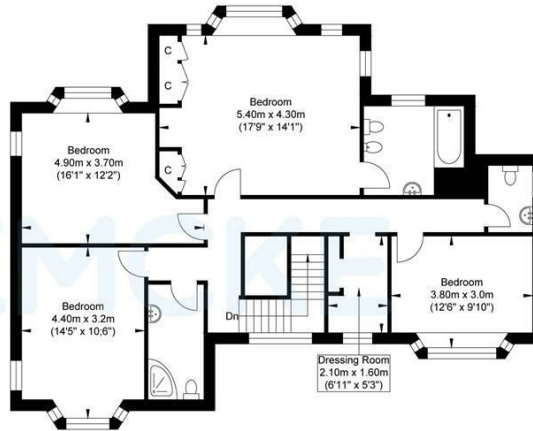
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Barrowfield Drive

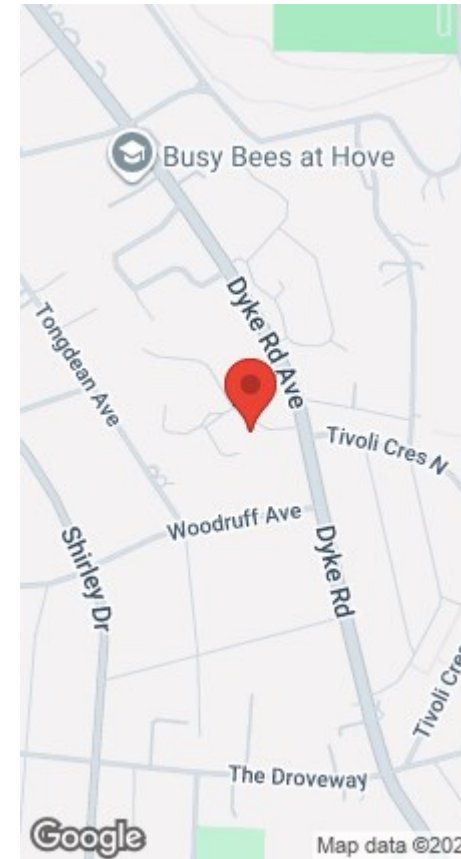


Ground Floor
Approximate Floor Area
1647.63 sq ft
(153.07 sq m)



First Floor
Approximate Floor Area
1093.93 sq ft
(101.63 sq m)

Approximate Gross Internal Area (Including Garage) = 254.70 sq m / 2741.56 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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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		66	79
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.