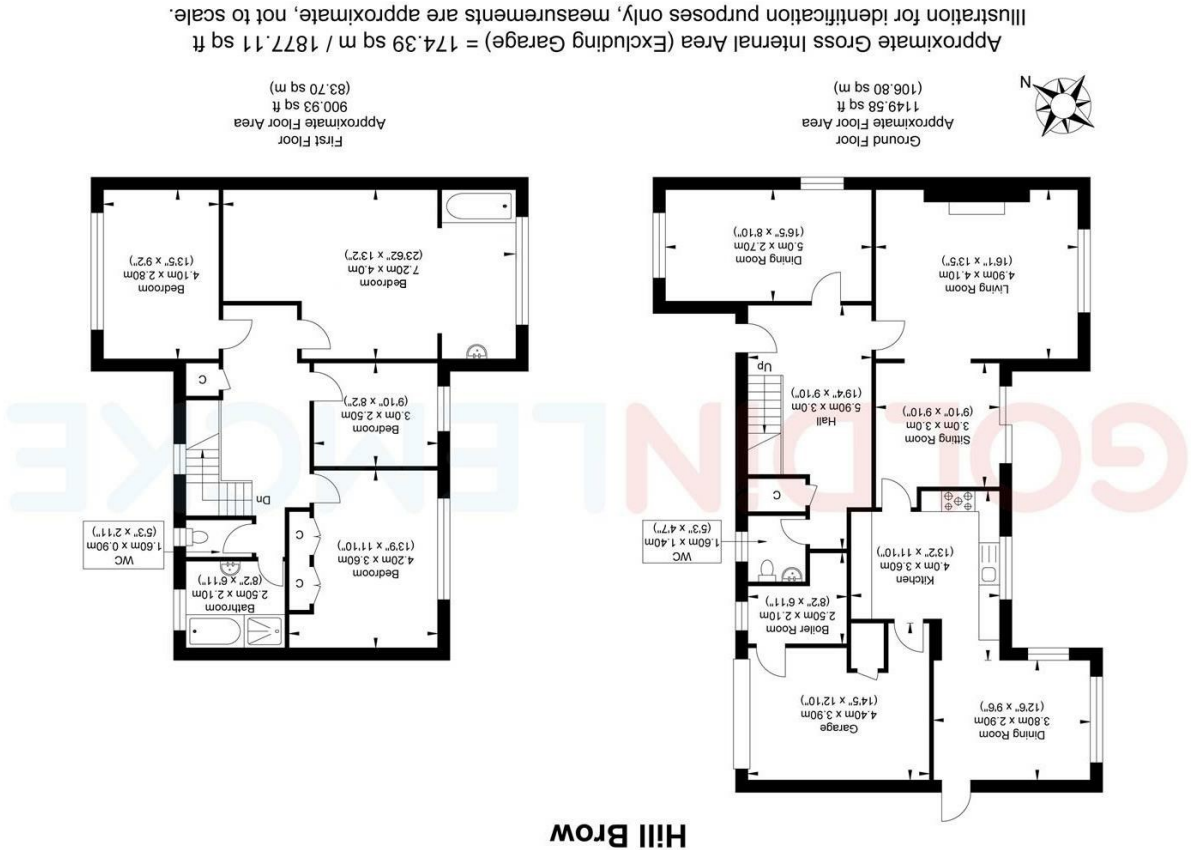
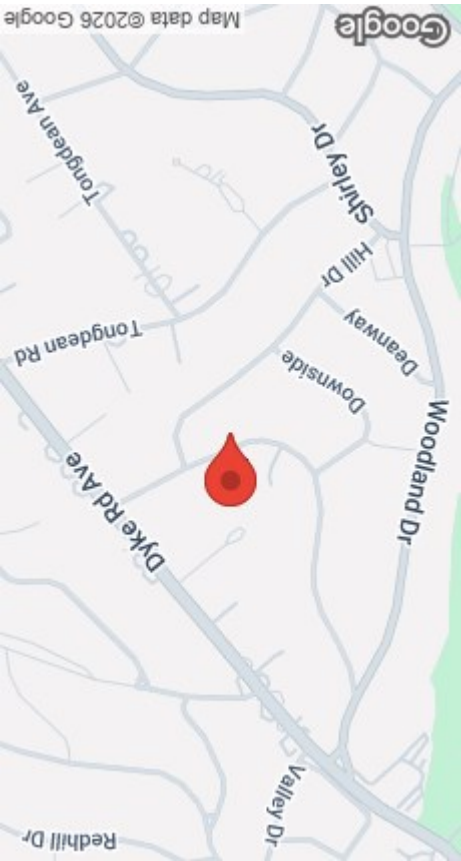


The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 plus)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			





Hill Brow, Hove, BN3 6QF

£1,250,000

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A fantastic four-bedroom detached house situated in one of Hove's most sought-after roads. Offering excellent potential throughout, the property benefits from a superb south-facing rear garden, stunning sea views, garage and off-road parking for multiple vehicles. While now requiring extensive modernisation, it presents an excellent opportunity to create a superb family home. Early internal viewing is highly recommended.





Further Information

A fantastic four-bedroom detached house situated in one of Hove's most sought-after roads. Offering excellent potential throughout, the property benefits from a superb south-facing rear garden, stunning sea views, garage and off-road parking for multiple vehicles. While now requiring extensive modernisation, it presents an excellent opportunity to create a superb family home. Early internal viewing is highly recommended.

This fantastic house is approached via a large in-and-out driveway and garage, with the accommodation comprising on the ground floor an entrance porch, spacious entrance hall, downstairs cloakroom, bright dual aspect living room with sliding door opening onto the rear garden, kitchen, dual aspect dining room with a further door to the garden, internal access to the garage, a boiler room, and an additional reception/dining room.

To the rear of the property is a fantastic-sized south-facing garden which, although now requiring some attention, is a real asset and offers excellent outdoor space. The garden also benefits from side access on both sides of the property.

On the first floor, there is a generous landing, family bathroom, separate WC and four good-sized double bedrooms. The property also enjoys far-reaching views towards the sea and offers scope to extend into the loft, subject to the necessary consents. Although requiring updating throughout, it provides an exciting opportunity to create an exceptional long-term family home.

Hill Brow is one of Hove's most popular roads, well placed for a range of local amenities. Hove Park is within easy reach, while nearby Woodland Drive and Goldstone Crescent offer a selection of independent shops and cafés. Hove Station provides regular services to London and the South Coast, and the A27 is easily accessible for those commuting by road. A number of well-regarded schools can also be found in the surrounding area.

