



Shirley Road, BN3

£1,650,000

ASTON  
VAUGHAN



## INTRODUCING

# Shireley Road, BN3

5 Bedrooms | 4 Bathrooms | 3 Reception Rooms  
2843 Sq Ft | Garden |

An exceptional five-bedroom, four-bathroom detached family home, beautifully designed with space, sustainability, and modern living in mind.

From the moment you arrive, this property impresses. A generous driveway provides ample off-street parking for several vehicles, complete with an electric car charging point and Tesla battery system. The home's sustainable credentials are enhanced by 16 roof-mounted solar panels and a ground source heat pump, contributing to efficient energy use throughout the year.

Step through the fingerprint-accessed front door into a bright and airy hallway, adorned with oak flooring and filled with natural light. This welcoming space includes a large walk-in cloakroom, separate WC, and additional storage – all setting the tone for the thoughtful design throughout the home.

At the heart of the house lies an impressive open-plan kitchen and dining area, designed with entertaining and family life in mind. High-spec Siemens integrated appliances, a Quooker boiling water tap, and a waste disposal unit are seamlessly integrated, while plumbing is ready for your choice of fridge/freezer. A standout feature is the sunken glass 'Wine Cellar Pod' – a conversation piece and functional addition, holding up to 72 bottles at cellar temperature.













Triple-glazed sliding doors and multiple roof lights flood the space with natural light, enhancing the indoor-outdoor connection. A separate lounge, which can be enclosed with sliding doors, offers a cozy retreat featuring a wood-burning stove – perfect for family evenings or as a children’s play area. The ground floor also includes a versatile reception room, currently used as a games room, and a guest bedroom with en-suite – ideal for visitors or extended family.

Upstairs, the oak staircase leads to a sunlit landing and a stunning principal suite. This sanctuary enjoys far-reaching sea views, a private dressing area, and a luxurious en-suite bathroom with a walk-in shower and freestanding tub. Bedroom two also benefits from its own en-suite and sea views, while two additional double bedrooms are served by a stylish family bathroom with both a walk-in shower and a separate bath.





The rear garden is an oasis of greenery and tranquility. A level lawn, mature borders, fruit cage with raised beds, greenhouse, and shed cater to gardeners and families alike. The patio, with power supply for a hot tub, offers a serene spot for relaxing or entertaining. Side access via double gates allows easy entry to the plant room and additional storage.

Smart home technology runs throughout the property, with app-controlled lighting, blinds, and heating, Cat 6 cabling, HDMI sockets, and intelligent energy management systems ensuring the home is as connected as it is beautiful.

### Vendor's Comments

"We've loved every moment in this home – it's been a peaceful, light-filled haven for our family. The garden is a beautiful, private space to relax, and the open-plan kitchen is perfect for entertaining. The sustainability features were a major draw for us – it's not just a comfortable home; it's one we feel proud of. The community here is welcoming, and with Hove Park and great schools on our doorstep, it's an ideal place to raise a family."













## Location Summary

Shirley Road sits within the sought-after Hove Park district, known for its peaceful tree-lined streets, excellent transport links, and proximity to local parks. Both Hove Park and Hove Recreation Ground are within easy walking distance, offering plenty of outdoor space for families, sports, and leisure. The area also benefits from excellent local amenities, including the Pavilion & Avenue Tennis Club and boutique shopping in central Hove.

Hove and Preston Park railway stations are both under a mile away, providing fast and regular services to London and the South Coast – perfect for commuters and day-trippers alike.

## Local Schools

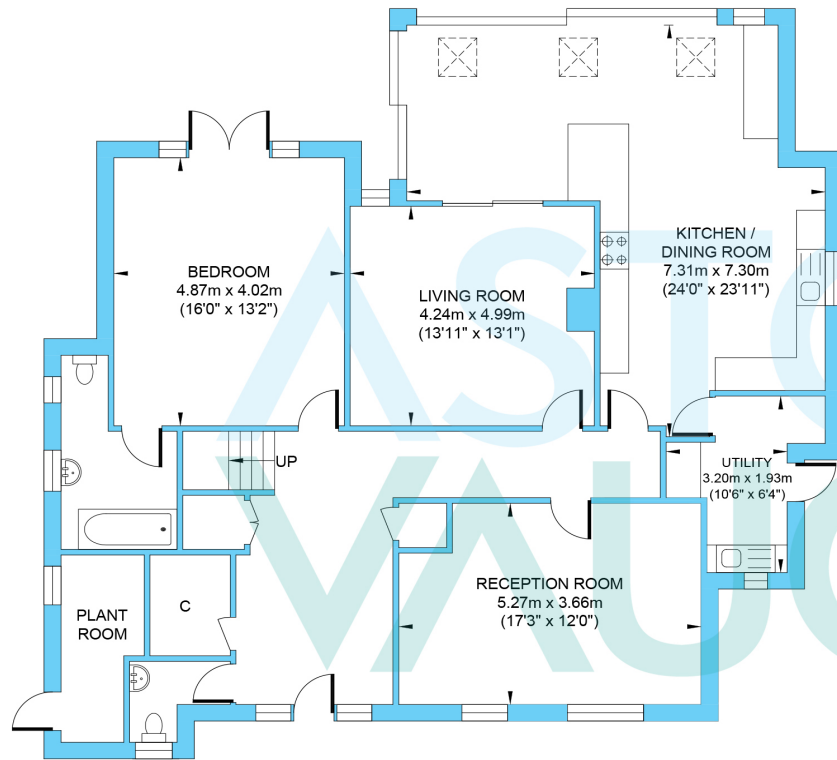
This location is ideal for families, with a range of top-rated schools nearby, including:

- Lancing College Prep at Hove – just a short walk from the property
- Aldrington CE Primary School – Ofsted rated “Good”
- Hove Park School & Sixth Form Centre – a well-regarded local secondary school
- Blatchington Mill School – highly rated and within easy reach
- Brighton Girls GDST – a top independent school a short drive away

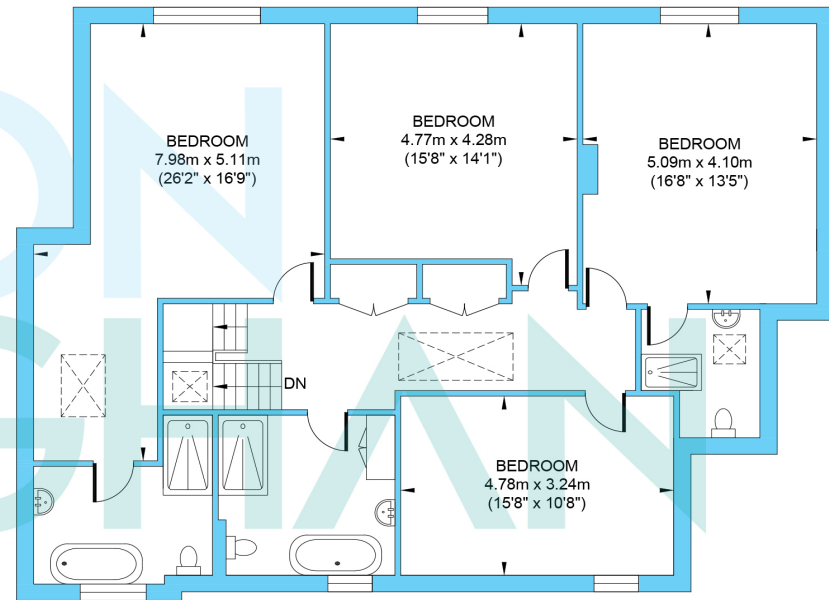




## Shirley Road



Ground Floor  
Approximate Floor Area  
1488.70 sq ft  
(138.29 sq m)



First Floor  
Approximate Floor Area  
1354.30 sq ft  
(125.81 sq m)

Approximate Gross Internal Area = 264.1 sq m / 2843.0 sq ft  
Illustration for identification purposes only. measurements are approximate. not to scale.