



Hill Drive, BN3

£995,000

ASTON
VAUGHAN

INTRODUCING

Hill Drive, BN3

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

1850 Sq Ft | Garden & Outbuilding **plus planning permission for large extension approximately 3600 sq ft in total**

Hove Park is renowned as a prestigious location, characterised by grand homes resting on generous plots, looking out over the city to the sea. This house is no exception offering ample space for any growing family with the potential to extend considerably, both up and out.

Indeed, planning permission has been sought and granted for a two-storey extension spanning the southern and easterly elevations of the house, creating a vast open plan kitchen and family room on the ground floor, along with four double bedrooms served by two en suite bathrooms and a separate family bathroom on the first floor. In addition, planning is also granted for a principal bedroom suite within the loft conversion creating a home with five bedrooms, four bathrooms and three generous reception areas leading out to a south facing landscaped garden.

While some renovations have begun, the house and garden remain a blank canvas for new owners, with the architect drawings showing the incredible potential to increase the size of the property by 1752 sq. ft. to a total of 3602 sq. ft, thereby dramatically increasing its overall value. For families and developers alike, this is a remarkable opportunity as all of the planning and party wall consent processes have taken place, as well as extensive landscaping to the garden and construction of the detached garden building.

It is also worth noting that while planning permission has been granted for an impressive and substantial scheme to add considerable value, there is also flexibility for the new owners to explore a smaller or alternative design, subject to the necessary approvals. The property also benefits from the installation of an air source heat pump, sized to accommodate the completed five bedroom development. In addition, Domestic Renewable Heat Incentive (DRHI) grant payments are made quarterly to the household and will continue until 2029 to the benefit of the new owners.

As it stands today, this handsome house has the traditional feel of a 1930s home with hung tiles, a tall gable and leaded windows – now modernised with double glazing. Occupying an elevated position, the property is set back from the road behind a front garden with a partly brick-paved driveway offering space to park two to three cars. Stepping inside, you are welcomed into a well-maintained home with generous rooms ideal for family time and entertaining. From the welcoming entrance hall, the living room and dining room span the depth of the house with a wide bay window to the front and patio doors to the rear, linking the space with the garden. There is ample space for relaxation and formal dining at either side of the room, which can spill outside as the weather warms.







Next door, the kitchen breakfast room also has space for informal dining alongside the country style kitchen, which is brimming with potential to add value. It holds a wealth of storage space alongside freestanding appliances, but the scope for reconfiguration is huge – particularly if you're choosing to extend. Access to the side of the house allows the weekly food shop to be brought directly into the kitchen and a deep larder is ideal for dry food goods and occasional appliances to keep the kitchen clutter free.

Upstairs there are two generous double bedrooms with built-in wardrobes, plus a third small double room enjoying direct access to the large balcony facing south to become a real suntrap during high season. The views are green and peaceful on either side, with far reaching views from the principal bedroom bay window, looking out over the Three Cornered Copse with acres of woodland, lining the way to the South Downs National Park. The bedrooms share use of the family bathroom across the landing, which is immaculate and classically decorated in white with a black trim and a high-pressure shower over the bath. In addition, there remains huge potential to extend into the vast loft space, where the proposed master bedroom with en suite and walk-in closet would enjoy far reaching views across the city to the sea.



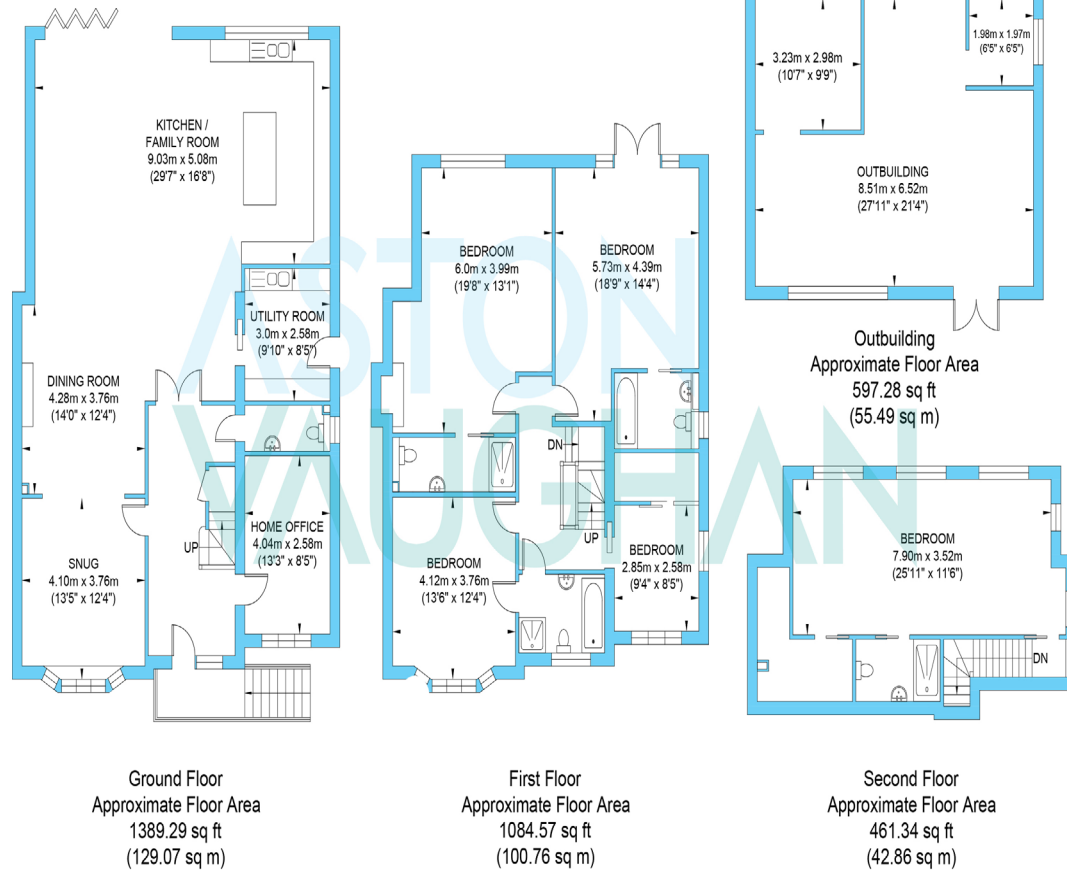


Outside, the rear garden has been terraced allowing new owners to plant lawn, lay decking or stone for a patio. The possibilities are endless depending on the needs of the family, as there is so much space on all three levels. Seating areas for dining alfresco, or a hot tub could feature, or play equipment for little ones perhaps. Positioned on the upper level, the impressive, detached garden building is a fully brick-built structure, constructed on solid foundations to the standard of a permanent building - far beyond the typical garden room. Spanning almost 600 sq. ft the building is fully equipped with internet access, electricity and lighting providing a comfortable and functional workspace for year-round use.





Hill Drive



Approximate Gross Internal Area (Including Outbuilding) = 328.13 sq m / 3532 ft s
 Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan for proposed plans



Vendor's Comments:

"The location is incredible for families as the local schools are amazing, plus the buzz of city life is easy to access with all that Brighton & Hove has to offer, yet you are also close to the peace of the South Downs countryside – giving you the best of both worlds. We could see the potential in the house and the plot, hence gaining planning permission and party wall consents for the extensions to create our dream home. Since the project has already been started, the new owners will also have the advantage of being within the required timeframe to continue with the approved scheme. It is merely a change in circumstances which are leading us to move, so we hope the next owners enjoy making the space their own."

Closest Schools:

Primary: Aldrington Church of England, Bilingual Primary School, Cottesmore St Mary's Catholic School, Westdene Primary School

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Lancing Prep, Windlesham Prep, St Christopher's Prep School, Brighton College, Hurstpierpoint College

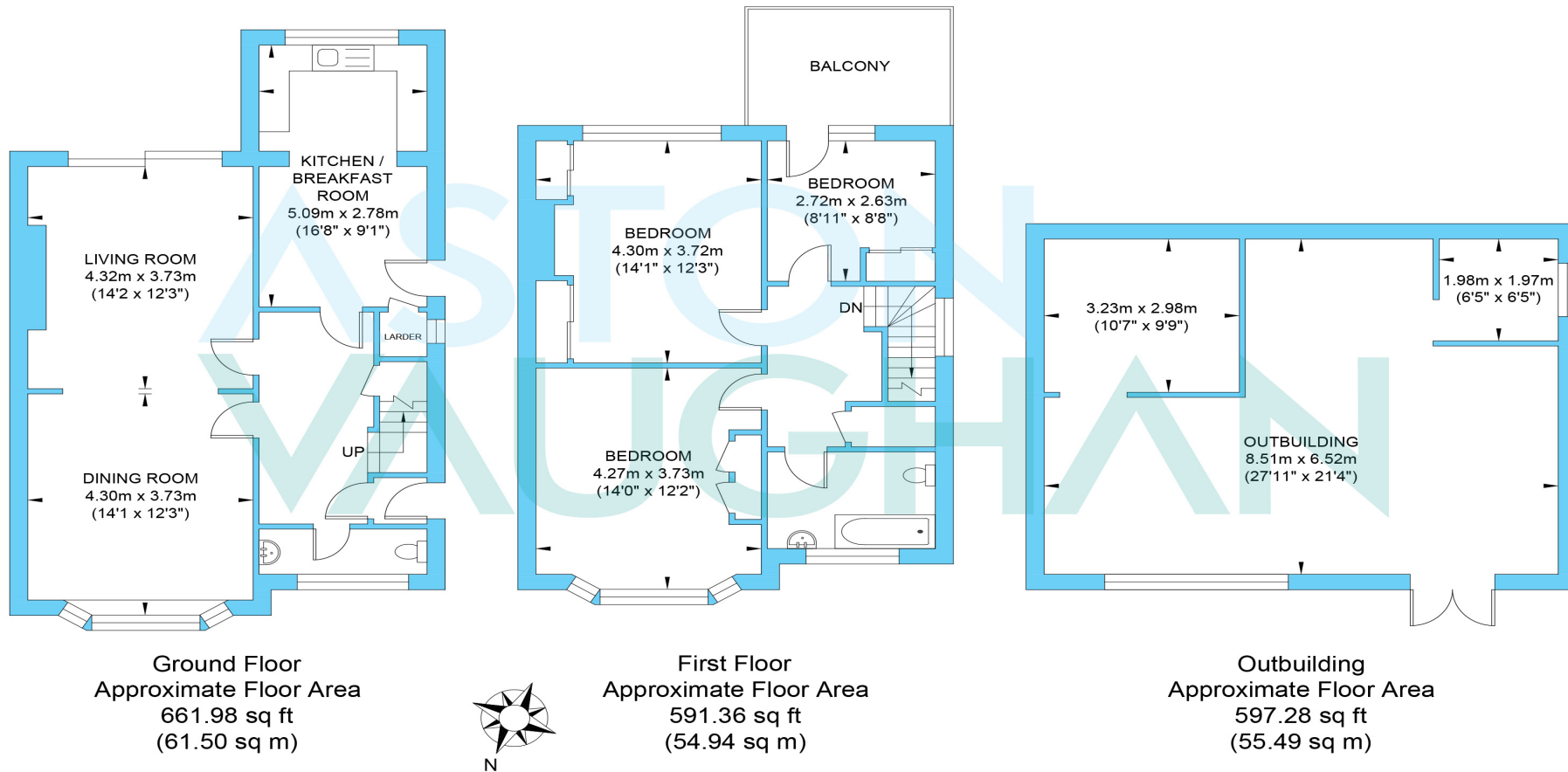
Good to Know:

Perfectly positioned in the catchment for several high-achieving primary, secondary and private schools; with Preston Park and Hove train stations just a 20-minute walk away, and the A23/A27 just moments away by car, you remain well connected to the city and beyond. At the end of the street, a handy parade of shops includes a post office, wine bar, restaurant, hairdresser, dry cleaners and pharmacy with Waitrose also just moments away.

For dog walking, rambling, cycling and anyone with a love of the great outdoors, the South Downs National Park is within walking distance, or several beauty spots are just a short drive away, as is the Dyke Golf Club and some of the cleanest beaches on the South Coast, giving you the best of all worlds.



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Approximate Gross Internal Area (Including Outbuilding) = 171.93 sq m / 1850.62 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.