



Hill Drive, BN3

£995,000

ASTON
VAUGHAN

INTRODUCING

Hill Drive, BN3

3 Bedrooms | 1 Bathroom | 2 Reception Rooms
1850 Sq Ft | Garden & Outbuilding

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 and the potential to extend considerably. While some of the renovations have begun, the house and garden are a blank canvas - ready for new owners to put their own stamp on this wonderful home.

Externally, the house has the traditional feel of a 1930s home with hung tiles, a tall gable and leaded windows – now modernised with double glazing. It is set back and raised from the road behind the front garden and a neat brick drive and forecourt with space to park two or three cars. Stepping inside, it is clearly a well-maintained home with generous rooms ideal for family time and entertaining. From the welcoming entrance hall, the living room and dining room which spans 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.

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. Elevated on the upper level, a vast outdoor office has been created, providing almost 600 sq. ft of workspace, already fitted with internet access, electricity, mains plumbing, lighting and heat for use all year round. It could also be converted as a separate annexed guest house, if need be, with private access to the side of the house...all food for thought.





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The kitchen breakfast room has space for informal dining alongside the country style kitchen which is brimming with potential to add value. As it stands, there is a wealth of storage space alongside freestanding appliances, which may be available by separate negotiation. Access to the side of the house allows the weekly food shop to be brought directly into the kitchen and a deep pantry is ideal for dry 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 and open skies. The family bathroom across the landing 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 new bedroom and ensuite space would enjoy far reaching views across the city to the sea. Furthermore, the house has planning permission granted for an amazing expansion both up and out to substantially increase the footprint of the property, which sits on a wide and generous plot. Brighton & Hove planning references: BH2020/01476 (Extension) & BH2021/02990 (Garden Building).







Vendor's Comments:

"The location is incredible for families as the local schools are amazing and the city is easy to access, yet you are also close to the peace of the countryside – giving the best of both worlds. The house and garden have so much potential – we have had a change in circumstances, otherwise we would stay. We only hope the next owners enjoy making the space their own."

Closest Schools:

Primary: Westdean Primary School, Aldrington CofE Primary School, Bilingual Primary School

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC, Patcham High School

Private: Brighton College, Windlesham Prep, Lancing Prep, Hurstpierpoint College

Good to Know:

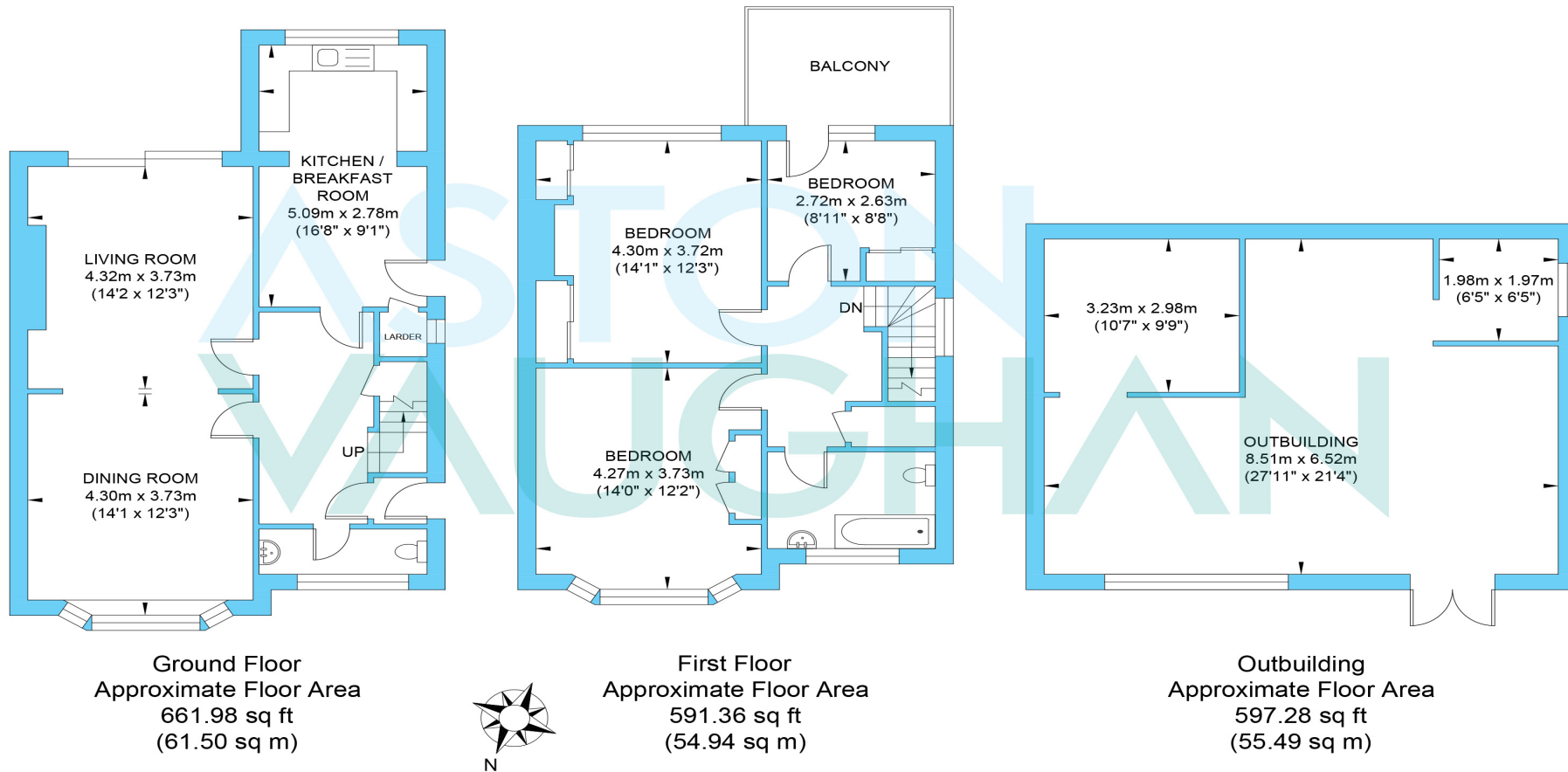
Perfectly positioned in the catchment for several high-achieving primary, secondary and private schools; with Preston Park and Hove Stations just a 20-minute walk away, and the A23/A27 just moments away by car, you remain well connected to the city and beyond.

At the end of the street, a handy parade of shops includes a post office, 9 Vines wine bar, Galileo restaurant, a hairdresser, dry cleaner 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.