



*Shirley Drive*

Hove, BN3 6UE

mishons

Finished from top to bottom to the highest of standards, this property is truly one of a kind. This incredible house is a superior example of modern day living. As you approach the house via electric gates, the driveway offers plenty of secure parking...If you're in need of further parking there is a large, double width garage which also provides access to the house internally.

As you ascend the large, LED lit staircase to the front door, you are taken back by the sheer size and quality of this home. Entering the house, you are immediately struck by the abundance of natural light, space and large dimensions which this house affords.

At the end of the parquet laid hallway, you reach the magnificent kitchen and lounge area. The kitchen is a fantastic size, with a beautiful marble topped central island. Complete with a range of integrated appliances and ample space to sit around whilst entertaining, this truly is the kitchen you've been dreaming of! There is also a cosy living area, ideal for the children to play whilst you're cooking. Large, floor to ceiling glass doors slide open giving you a stunning vista over your private swimming pool and landscaped garden.

On the ground floor there are two further reception rooms, with the main being a cosy space to enjoy with the benefit of a long burning stove.. Adjacent to this room, is the perfect home office, with bi-folding doors opening to a large, south facing terrace. On this floor there is also a separate utility room and downstairs W/C. Furthermore, a door leads DOWN to your own personal home theatre, complete with LED strip lighting and surround sound. A rare, and simply unique feature of any house.

Arriving to the first floor there are four double bedrooms and three stunning bathrooms. You will appreciate the enormous central window which fills the landing with warmth and plenty of sunlight. The master bedroom on this level is everything you'd hope for, with lovely views over the garden, a smart walk-in wardrobe and a gorgeous copper themed marble en-suite bathroom. The family bathroom on this floor features a contemporary bath tub and shower, finished in a monochrome style. The three further bedrooms are good size doubles, one of which is complete with an en-suite shower. The remarkable top floor features a "two in one" bedroom, with amazing sea views. This room could arguably be the main room in the house, given its size and dimensions. Complete with an en-suite and a further room behind, this provides the versatility of a separate lounge or even a further bedroom.

Externally, the garden features an amazing heated swimming pool, complete with feature water fountains and underwater LED lighting. There is a jacuzzi, also heated, which can be operated from an app on your mobile phone. The sundeck above, allows you to catch the sun all day, with a further secluded lawned area at the top, perfect for the children to play. The owners have built a state-of-the-art home gym at the rear, which has undergone a commissioned feature wall by local artist, The Postman.

The entire house is wired with integral smart-home features, such as, CCTV, the AV-system and heating, which all run off built-in iPads in all the main rooms.

Shirley Drive is located in the heart of the Hove Park District, is within immediate proximity of Lancing College Prep, and excellent local shopping facilities, together with the Pavilion and Avenue Tennis Club. Hove Park and Hove Recreation Ground are within a quarter of a mile. Both Hove and Preston Park Train Station are less than a mile away.

 **Guide Price** £2,850,000 - £3,000,000

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TOTAL FLOOR AREA:  
4749 sq. ft. (441.2 sq. m.) approx



# Exceptional service

We love doing what we do, so it's always done with honesty, energy, and a smile. From marketing to moving, our team is here to guide you, step-by-step, through the process of selling your home. We'll always give you honest opinions and share our local market expertise so that you'll know where you stand at every point of the journey.

Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no faff to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

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## Service checklist



Personal, one-to-one service



Expert social media marketing



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Ahead of the game marketing strategies



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Professional photography



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3. All Measurements are approximate.



Whatever you're looking for...  
*We'll help you find it.*

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