



# *The Drive*

BN3 6GP

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Positioned on one of Hove's most prestigious residential roads, this magnificent detached red-brick residence offers an exceptional blend of privacy, scale and timeless character. Built in 19XX and extending to approximately 4,400 sq ft, the house sits proudly behind a carriage driveway and mature planting, creating an immediate sense of arrival whilst remaining wonderfully secluded from the road.

The property exudes warmth and charm throughout, with elegant proportions, period detailing and beautifully balanced accommodation arranged over three expansive floors. Internally, the house has an effortless flow, perfectly suited to modern family life whilst retaining the grandeur and atmosphere expected of a home of this calibre.

The ground floor is particularly impressive, offering three substantial reception spaces alongside a superb kitchen/dining room. The principal living room is an outstanding space, enhanced by exceptional ceiling heights, a wonderfully cosy ambience and breathtaking views across the gardens beyond. Flooded with natural light, it is a room that evokes an immediate sense of calm and escape, feeling more akin to a countryside retreat than a home moments from the city and seafront.

To the front of the property, an additional sitting room with a working fireplace provides the ideal secondary reception space, perfectly suited as a playroom, snug or children's television room. A further reception room stretches across the front elevation and currently functions as a remarkable home office, complete with extensive storage and ample space for home working.

The kitchen/dining room is a true feature of the home. Beautifully bright, with large windows and doors opening directly onto the terrace and gardens, it is a superb entertaining space with an abundance of worktop and storage solutions. A separate utility room and two ground floor cloakrooms further enhance the practicality of this level.

An elegant staircase rises to a wide and airy first-floor landing where the sense of space continues. The principal bedroom suite is exceptional, enjoying fitted wardrobes, elevated views across the gardens and a luxurious en suite bathroom complete with a roll-top bath and generous walk-in shower. Two further double bedrooms are equally impressive in scale and are served by a family bathroom, with additional storage thoughtfully incorporated throughout.

The top floor offers incredibly versatile accommodation and could easily function as two further bedrooms with bathroom facilities, ancillary accommodation, guest quarters or even a self-contained suite for older children. Extensive eaves storage wraps around the house, providing exceptional practicality rarely found in homes of this age and character.

Externally, the gardens are undoubtedly one of the home's defining features. Mature and beautifully established, they have been thoughtfully curated over many years with an array of specimen trees, flowering borders, ponds and landscaped planting creating an idyllic and incredibly private setting. The gardens offer superb proportions and are widely regarded as amongst the finest in the area.

Further enhancing the property is a detached outbuilding complete with kitchenette, ideal as a home office, studio or occasional guest accommodation. A double garage and extensive off-road parking for approximately eight vehicles make the property exceptionally well suited to both family life and entertaining on a larger scale. Additional basement storage completes this truly exceptional family home on The Drive.

The location is equally impressive, perfectly positioned for family living and within easy reach of many of Hove's most desirable amenities. Hove Recreation Ground and Hove Park are both just a short stroll away, whilst Church Road, the seafront and Hove Station are all conveniently close by, with the station reachable in approximately five minutes on foot - ideal for London commuters. The property is also ideally situated for access to a number of highly regarded private and state schools, making it an outstanding long-term family home in one of the city's most sought-after settings.

Despite its central and highly convenient position, the setting remains wonderfully peaceful, particularly during evenings and weekends, contributing further to the sense of privacy and tranquillity that defines this exceptional home.



## Guide Price

£2,500,000

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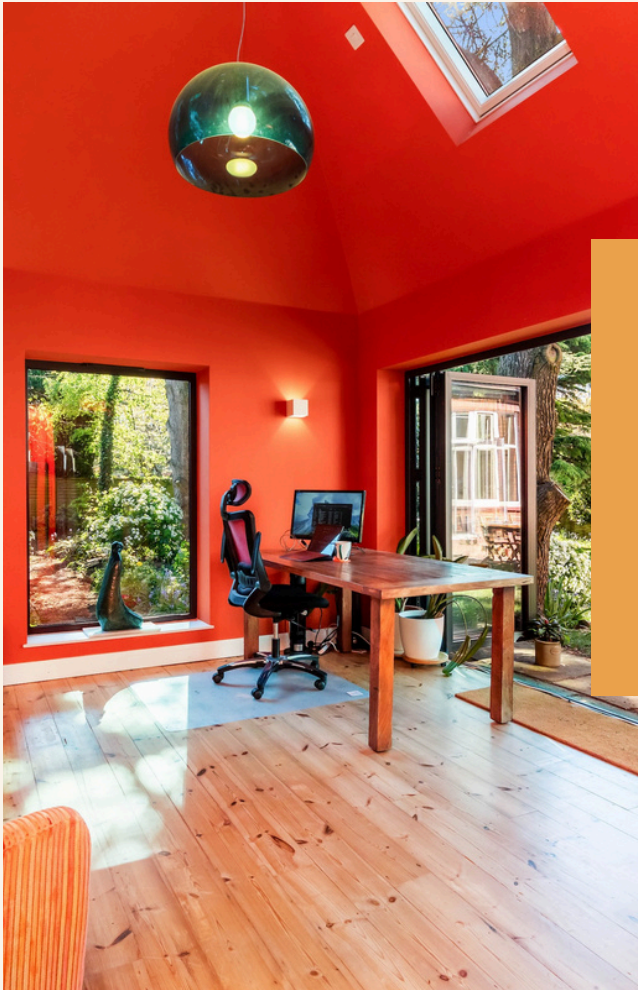


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**TOTAL FLOOR AREA:**  
 4455.61 sq. ft. (413.94 sq. m.) approx



Approximate Gross Internal Area (Excluding Outbuildings) = 413.94 sq m / 4455.61 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



# 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.

And never forget, we're here for you at any time.

## Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

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3. All Measurements are approximate.



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

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