



Shirley Drive

Hove

mishons



A fantastic opportunity to acquire this substantial five-bedroom detached family home on the highly sought-after Shirley Drive in Hove.

Occupying a prime position in the desirable Hove Park area, this chain-free property offers generous accommodation throughout, excellent potential for further development, and attractive sea views from the upper floor.

The ground floor comprises two spacious reception rooms, providing versatile living and entertaining space, alongside a separate kitchen and a bright conservatory overlooking the rear garden. A convenient downstairs W/C completes the accommodation on this level. The layout offers excellent scope for modernisation or reconfiguration, subject to the necessary consents, making it an ideal prospect for families and developers alike.

On the first floor, there are five well-proportioned bedrooms. The principal bedroom and second bedroom both benefit from far-reaching sea views, adding to the appeal of the property. The family bathroom features a bath and wash basin, with a separate adjoining W/C for added practicality.

Externally, the property enjoys a large rear garden accessed directly from the conservatory, offering ample space for outdoor entertaining, family activities, or landscaping opportunities. There are also two existing annexes, one positioned at the front of the property and another at the rear, providing useful additional accommodation, workspace, or storage options.

Of particular note, planning permission has been granted under reference BH2023/01256 for the demolition of the existing dwelling and construction of a new approximately 5,800 sq ft contemporary residence. This presents a rare opportunity for purchasers seeking a significant development project in one of Hove's most desirable residential locations.

Shirley Drive is ideally situated within the prestigious Hove Park area, renowned for its attractive residential surroundings and excellent selection of highly regarded schools. The property offers convenient access to the A27 and A23, making commuting straightforward, while nearby bus routes provide regular services to both Brighton city centre and central Hove. Hove Park itself is within easy reach, offering extensive green open space, sports facilities, and recreational amenities, further enhancing the appeal of this exceptional location.

 **Guide Price** **£1,100,000**

4



2



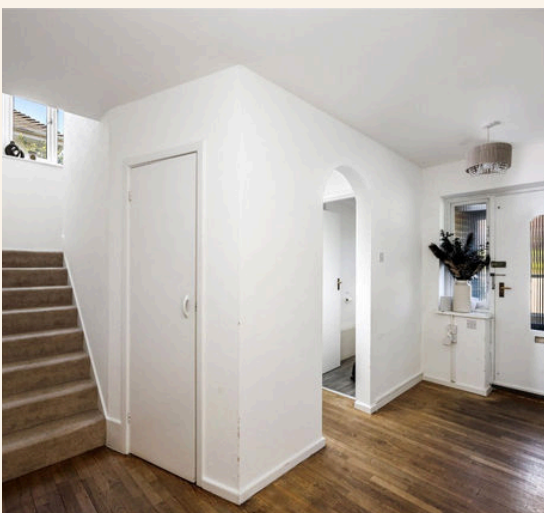
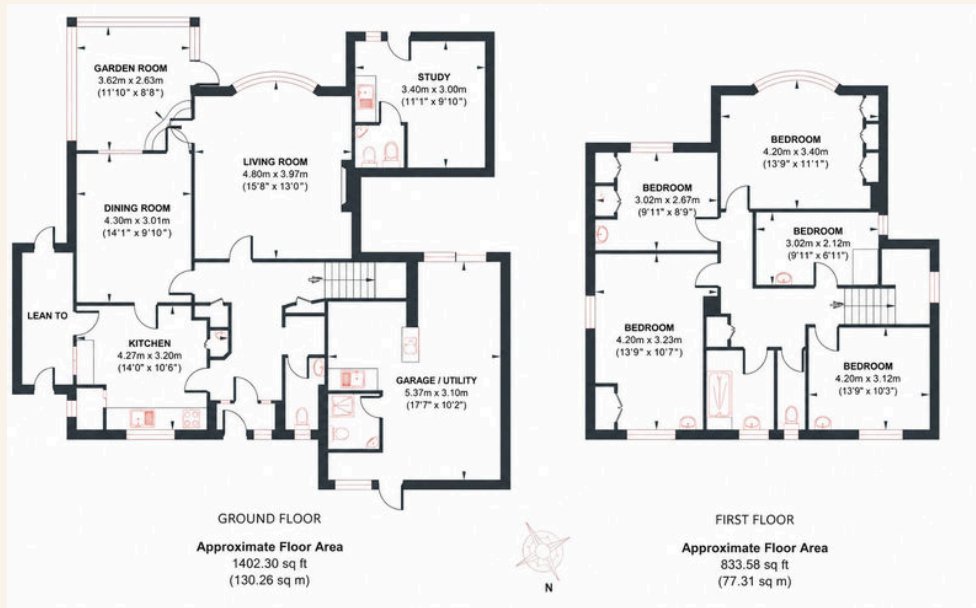
2



E



TOTAL FLOOR AREA:
2235.88 sq. ft. (207.57 sq. m.) approx





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

mishons

✉ sales@mishons.com

☎ 01273 77 88 77

94 Church Road, Hove, BN3 2EB

Monday-Friday: 8:45 am - 6 pm

Saturday: 9 am - 4 pm

Find us on Facebook and Instagram
@wearemishons or visit mishons.com