

FREEHOLD



House - Detached (EPC Rating: D)

**38 HILL DRIVE, HOVE, BN3 6QL**

Guide Price

**£1,250,000**

**ASTON  
VAUGHAN**  
Sales and Lettings



# 4 Bedroom House - Detached located in Hove

\* Guide Price £1,250,000 - £1,300,000 \*

Tongdean & Withdean Estate is renowned in the city as the most prestigious location to live with grand homes resting on generous plots, looking out over the city to the sea. This house is no exception, surrounded by lush greenery on both sides to include a beautifully landscaped garden to the rear, bathed in sunlight from the south and west. Inside, it has been renovated and expertly maintained as a much loved, family home for over a decade. It is a warm and welcoming home with fine quality finishes throughout, providing a wealth of versatile spaces, balancing family time and a luxury lifestyle perfectly.

The ground floor alone spans almost 1300 sq. ft. to include a large integrated garage which would be ripe for conversion, or for use as a home gym or workspace as there is parking to the front for two large vehicles.

Attractive on approach, this house feels every inch the country abode with hung tiles and a gabled roof. Multi-pane bay windows have been replaced like-for-like with energy efficient double glazing, and a beautiful front garden, awash with colour throughout the year sets the house back from the road.

Stepping inside, you are greeted into a generous entrance hall with warm oak flooring and ample space for sideboards or furnishings. The ground floor cloakroom has ample space for hanging coats while the cupboard next door is deep enough for the family's shoe storage, sports equipment and household items. To the right, bedroom five is currently used as an office and treatment room, but it is a double room with an easterly aspect to the front of the house which brings in a glorious light during the morning.

Spanning the depth of the house, the formal sitting room and dining room lead out to the garden, so the views on both sides are green and floral. From the front bay window, you can see the sea and the hillside position ensures it is naturally light in here. There are clearly defined areas for relaxed seating and a dining table and chairs to seat eight or more alongside access to the kitchen. An open fire brings warmth and atmosphere to wintery evenings, while in summer, you can spill outside to dine alfresco on the sandstone patio close to the house.

Renovated more recently, the kitchen breakfast room offers a second social space with a dining area and a wealth of glazing framing garden views. Shaker cabinetry in cream is paired with light granite work surfaces in complementary tones, fitted with integrated appliances to include a full height fridge, dishwasher, oven and gas hob. The utility room beyond was also renovated and features complementary cabinetry, housing a washing machine, tumble dryer and a freestanding full height freezer, alongside more storage for household items and an elevated hanging rail for drying clothes above the radiator. Freestanding appliances may be available with the sale by separate negotiation.

From the breakfast table, a second set of double patio doors open to the garden which creates a lovely sense of flow to the ground floor during summer – ideal when entertaining. Steps lead up to the first garden lawn where there is another patio area for evening dining in the last of the summer sunshine. Expertly landscaped, the garden brings colour and scent throughout the year. With mature trees on the borders, it is not overlooked, and evergreens, holly trees and a eucalyptus tree ensure the colour remains, even in winter. Stepping up to the high terrace, a young orchard awaits, hosting apple, pear and plum trees which are already bearing fruit, inviting wildlife and bees to the garden. A garden of this size offers a magical space for children to play in complete safety as parents can keep an eye on them from inside.

Returning inside, a wide turning timber staircase rises to the first-floor galleried landing where a double height wall offers the perfect space for larger artworks and light fittings. Three of the four bedrooms face west looking out over the garden. Bedroom four is dressed as a single room, but would allow for a double bed, while bedrooms two and three are generous rooms with built-in clothes storage, including one walk-in wardrobe, to maximise their floor space. They share use of the family bathroom which is tastefully decorated using a modern take on a period style. The freestanding bath is deep and comfortable for fully relaxing after a long day and the separate shower, lined in porcelain stone has a rainfall head to revive you in the morning. The principal bedroom is the largest of the four with a bay window from which you can see the sea, reminding you how perfectly positioned the house is between the countryside and the coast. This room has a calming energy with a feature wall echoing the green environs of the garden, and it also benefits from built-in wardrobes and a chic en suite shower room with an electric power shower and streamlined storage below the basin.

There remains huge potential to extend into the vast loft space, where the bedrooms would enjoy far reaching views across the city to the sea in the south.

## Vendor's Comments

"We have lived here since 2013, raising our children and making lovely memories. It's a fantastic home for entertaining



friends and family, particularly in summer when the secluded garden becomes a magical extension of the home. We have really enjoyed working with the landscape gardener to create a space which looks lovely at all times of the year and is a real sanctuary throughout spring and summer. We are moving to the country for a different pace of life, but it has been a fantastic home amongst a welcoming community, with so much to enjoy nearby, from the South Downs to Hove Park and easy access to the city.”

#### LOCATION GUIDE

Shops: Local 5 min walk, city centre 10-15 min bus ride  
 Train Station: Preston Park Station/Hove Station 20-25 min walk  
 Seafront or Park: Hove Park 10 min walk, seafront 10 min drive

#### Education

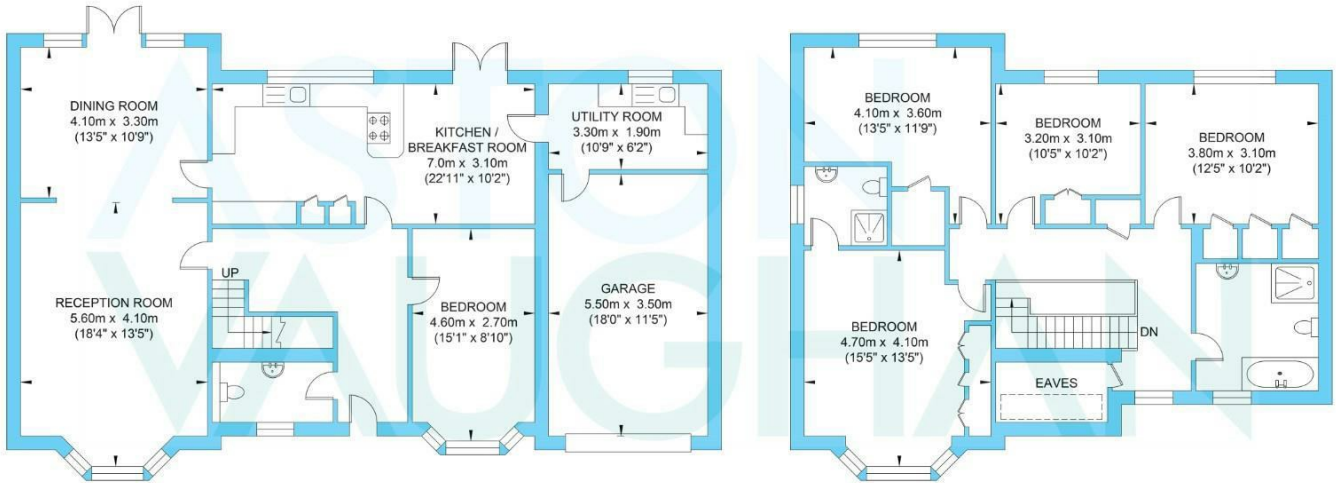
Primary: Westdean Primary School  
 Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC  
 Private: Brighton College, Windlesham Prep, Lancing Prep

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.

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.



## Hill Drive



Ground Floor  
 Approximate Floor Area  
 1291.34 sq ft  
 (119.97 sq m)

First Floor  
 Approximate Floor Area  
 934.84 sq ft  
 (86.85 sq m)

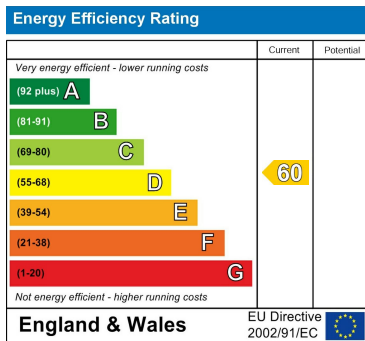


Approx. Gross Internal Floor Area (Including Garage) = 206.82 sq m / 2226.19 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

**D**

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.