

54 Shirley Drive

Hove BN3 6UF

Asking Price: £1,300,000

- FIVE BEDROOMS
- TOP FLOOR SUITE WITH SHOWER & DRESSING ROOM
- FAMILY BATHROOM
- NEWLY KITTED KITCHEN/DINING ROOM
- LIVING ROOM
- CLOAKROOM
- GARAGE
- PRIVATE DRIVE

This stunning detached family home has been refurbished and extended by the present owners and has been finished to a high standard throughout now offering spacious five double bedroom accommodation with a particular feature being the top floor master suite including a shower room, dressing room and study area. To the ground floor there is a separate living room and newly fitted kitchen/dining room which has been beautifully fitted with both rooms leading onto the secluded south/west facing rear garden. To the front is a private drive leading to the integral garage.

Shirley Drive is a prime residential location with the property being set back off this tree lined road having easy access into Hove Centre offering a variety of eateries, cafes and shopping facilities. Hove Park, Seafront and mainline station are all also within easy reach.

ENCLOSED ENTRANCE PORCH Parquet floor.

ENTRANCE HALL Fitted cupboard, radiator, parquet floor.

CLOAKROOM Comprising wash-hand basin with cupboard under, low level w.c.

KITCHEN/DINING ROOM

KITCHEN Newly fitted and incorporating stainless steel sink with mixer tap, adjacent work surface with wide range of cupboards and soft closing drawers, matching eye-level wall cupboards, inset 5-ring gas hob with stainless steel extractor over, eye-level double oven, integrated dishwasher, full length fridge and freezer, microwave, pantry with fitted shelving, breakfast bar, UPVC double glazed window and door to garden.

DINING AREA Parquet floor, radiator, UPVC double glazed window and sliding patio door to garden.

UTILITY AREA Plumbing for washing machine and tumble dryer, 'Vaillant' gas fired boiler and megaflor tank, water softener and door to front.

LIVING ROOM Fireplace with brick surround and tiled hearth, radiator, triple aspect with UPVC double glazed windows and sliding patio door to garden.

FIRST FLOOR

LANDING UPVC double glazed window, radiator, fitted cupboard.

BEDROOM 2 Double aspect, two UPVC double glazed windows, fitted cupboard, radiator.

BEDROOM 3 UPVC double glazed window with sea views, fitted wardrobe, radiator.

BEDROOM 4 Double aspect, two UPVC double glazed windows, radiator.

BEDROOM 5 UPVC double glazed window with sea views, radiator, fitted cupboard.

BATHROOM White suite comprising panelled bath, separate walk in shower, wash hand basin with cupboard under, part tiled walls, tiled floor with heating under, heated ladder style towel rail, UPVC double

glazed window.

SEPARATE W.C. Comprising low level w.c., UPVC double glazed window.

TOP FLOOR UPVC double glazed window with sea view, radiator, two velux windows, eaves storage, STUDY AREA.

MASTER BEDROOM Floor to ceiling apex window with panoramic view, radiator, eaves storage, 2 velux windows.

ENSUITE SHOWER Comprising walk in shower, wash hand basin with cupboard under, low level w.c. with concealed system, tiled floor, part tiled walls, velux window, heated ladder style towel rail.

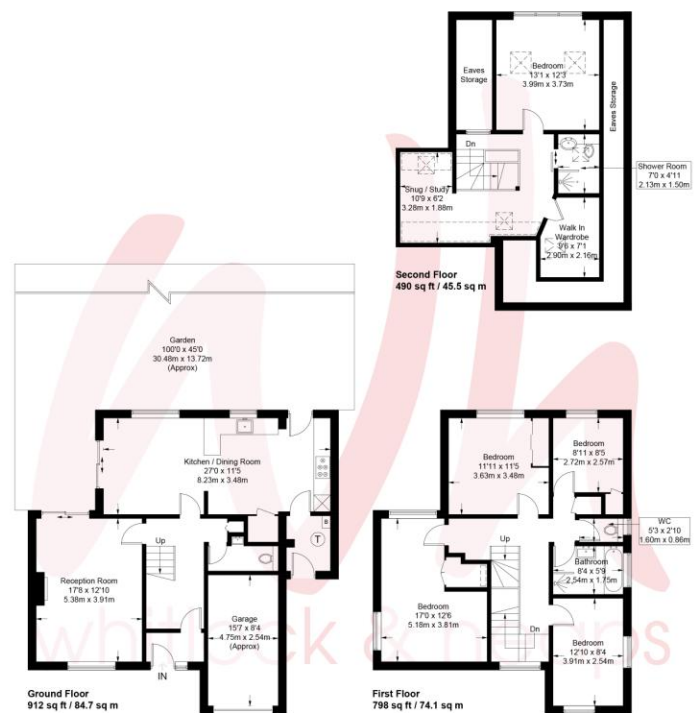
DRESSING ROOM Velux window, two eaves storage cupboards.

OUTSIDE

GARAGE Power, light, outside tap.

FRONT GARDEN Private drive with area of shrub borders.

SOUTH/WEST FACING REAR GARDEN Mature and well established being mainly laid to lawn with deep planting borders, two raised patios, side access.



Approximate Gross Internal Area = 2018 sq ft / 187.5 sq m
 (Excluding Eaves Storage / Reduced Headroom / Garage)
 Eaves Storage / Reduced Headroom / Garage = 182 sq ft / 16.9 sq m
 Total = 2200 sq ft / 204.4 sq m
 Including Limited Use Area (15 sq ft / 1.4 sq m)

□ = Reduced head height below 1.5m

Illustration for identification purposes only, measurements are approximate, not to scale. © Whitlock and Heaps 2022



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