

# Spencer & Leigh



24 King George VI Drive, Hove, East Sussex, BN3 6XF

## 24 King George VI Drive, Hove, East Sussex, BN3 6XF

Guide Price £650,000 - £690,000 Freehold

- Attractive semi detached home
- Three double bedrooms & an office
- Extended 'Cook' built home
- Hot tub in the garden
- Private driveway and garage
- Raised deck and lawned rear garden
- Two spacious reception rooms
- Popular residential location in Hove
- Potential to extend further, subject to consents
- Viewing highly recommended

GUIDE PRICE £650,000 - £690,000

Set on the desirable King George VI Drive in Hove, this charming semi-detached house offers a perfect blend of comfort and style. Spanning an impressive 1,335 square feet, the property boasts three spacious double bedrooms, providing ample space for family living or accommodating guests. Additionally, there is a dedicated office, ideal for those who work from home or require a quiet space for study.

The heart of the home features two inviting reception rooms, perfect for entertaining or relaxing with loved ones. The extended 'Cook' built design enhances the property's appeal, showcasing thoughtful craftsmanship and modern living.

Step outside to discover a delightful rear garden, complete with a raised decked patio area and a lush lawn, perfect for outdoor gatherings or enjoying a peaceful afternoon. For those seeking relaxation, a luxurious hot tub awaits, offering a serene escape right in your own backyard.

Parking is a breeze with space for up to four vehicles, complemented by a private driveway and a garage, ensuring convenience for you and your guests.

This property is not just a house; it is a home that promises comfort, style, and a wonderful lifestyle in the vibrant community of Hove. Don't miss the opportunity to make this exceptional residence your own.



One of the areas most sought after roads, King George VI Drive is within walking distance of Hove Park, providing a beautiful recreation area. Popular schools are also catered for in the area along with a regular bus service to the city centre. For those commuters, the A27 and A23 to London are accessible.



Entrance  
 Entrance Hallway  
 Living Room  
 15'9 x 10'10  
 Dining Room  
 13'5 x 11'2  
 Kitchen  
 14'1 x 11'2  
 Utility Room  
 11'6 x 5'3  
 Study  
 11'2 x 4'11  
 G/f Cloakroom/WC  
 Stairs rising to First Floor

Bedroom  
 12'10 x 10'10  
 Bedroom  
 11'6 x 8'2  
 Bedroom  
 10'10 x 10'6

Family Bathroom  
 8'2 x 5'3

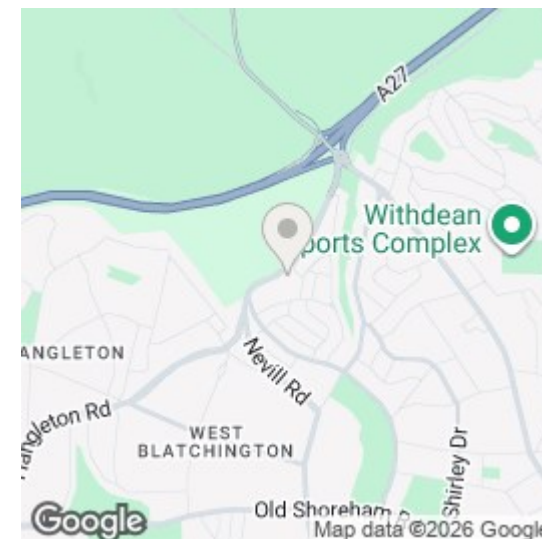
OUTSIDE  
 Rear Garden  
 Garage  
 16'5 x 7'11

Property Information  
 Council Tax Band E: £3,152.65 2026/2027  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Garage, Private Driveway & un-restricted on street parking  
 Broadband: Standard 7 Mbps, Superfast 101 Mbps & Ultrafast 1000 Mbps available (OFCOM checker)  
 Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.


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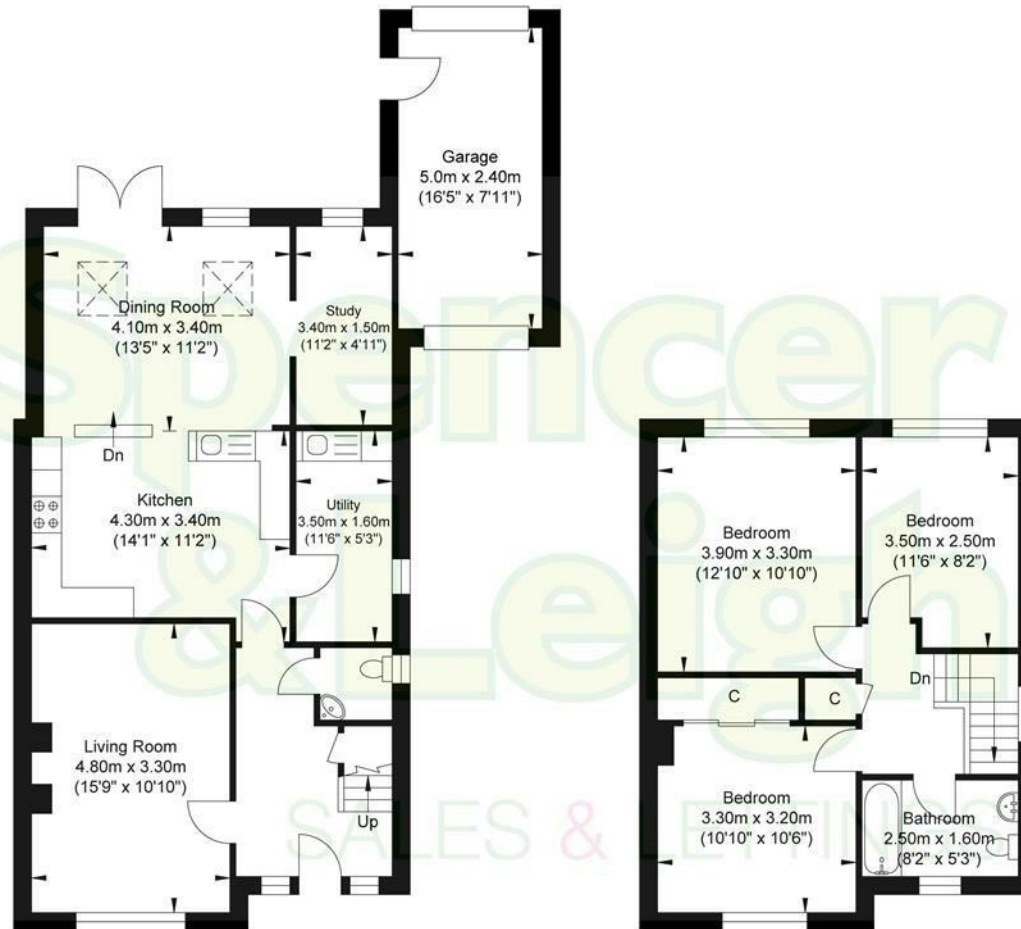
Council:- BHCC  
 Council Tax Band:- E

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



# King George IV Drive



Ground Floor  
Approximate Floor Area  
842.27 sq ft  
(78.25 sq m)

First Floor  
Approximate Floor Area  
492.77 sq ft  
(45.78 sq m)

Approximate Gross Internal Area (Including Garage) = 124.03 sq m / 1335.04 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.