



Total Area: 258.7 m<sup>2</sup> ... 2784 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



39 Hill Brow, Hove, BN3 6QG

Guide Price £1,600,000 Freehold

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	

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## 39 Hill Brow, Hove, BN3 6QG

### Welcome Home

Occupying a prime position on one of Hove's most sought-after residential roads, this substantial detached family home offers over 2,780 sq ft of beautifully presented accommodation arranged across three spacious floors. Set well back from the road behind a gated carriage driveway, the house enjoys an immediate sense of privacy and exclusivity whilst remaining perfectly placed for excellent schools, green open spaces and commuter links.

Beautifully maintained and thoughtfully updated, the property blends generous family proportions with contemporary finishes and an abundance of natural light throughout. The layout has been designed with modern family living in mind, offering superb versatility alongside stylish interiors and a seamless connection to the landscaped west-facing garden.

### Family Friendly Flexibility

The ground floor offers an exceptional balance of open sociable living and quieter retreat spaces, making the house perfectly suited to busy family life. The principal living room stretches almost the full depth of the house, creating an inviting space to relax with large windows and sliding doors drawing in natural light from both aspects. A feature fireplace adds warmth and character, whilst direct access onto the terrace enhances the connection to the garden.

Across the hallway, a second generous reception room provides invaluable flexibility depending on a buyer's needs. Currently arranged as a cosy sitting room, it could equally function as a playroom, cinema room, teenage snug or an additional home office.

Flowing naturally from the living spaces, the rear of the house opens into the true hub of the home — the stunning kitchen/dining/family room.

### Let Me Entertain You

Designed very much with entertaining and day-to-day family life in mind, the impressive open-plan kitchen/dining/family room is a superb social space flooded with natural light from skylights above and windows overlooking the garden.

The contemporary kitchen combines sleek cabinetry with extensive work surfaces, integrated appliances and two curved island units that create both practicality and a natural gathering point for friends and family. Striking splashbacks add personality and contrast beautifully against the neutral tones, whilst the generous proportions comfortably accommodate dining and relaxed seating areas.

French doors open directly onto the terrace creating a seamless inside-outside feel during the warmer months and making this an ideal setting for summer entertaining, family gatherings or relaxed evenings at home.

Practicality has not been overlooked either, with a separate utility room providing excellent additional storage, laundry space and room for everyday household essentials, alongside the benefit of underfloor heating to both the kitchen and utility areas.

### Off To Bed

Arranged across the upper two floors, the bedroom accommodation is exceptionally well-balanced and perfectly suited to growing families.



The first floor provides three generous double bedrooms alongside a separate study which could easily serve as a nursery, fifth bedroom or dedicated home office. Two of the bedrooms enjoy contemporary en-suite shower rooms, including a spacious principal suite with fitted wardrobes, whilst the remaining rooms are served by a stylish family bathroom complete with separate bath and shower.

Occupying the entire top floor is an impressive guest or principal bedroom suite offering excellent proportions, fitted storage, en-suite shower room and elevated rooftop views stretching towards the coast. The layout provides ideal separation for older children, guests or multi-generational living.

### Outside Oasis

The landscaped rear garden has been thoughtfully designed to create a series of distinct spaces for relaxing, entertaining and family life. Immediately adjoining the house is a large paved terrace accessed directly from both the kitchen and living room making it perfect for al fresco dining and summer gatherings.

Steps rise to an expanse of lawn bordered by mature planting, established shrubs and trees that create a wonderful sense of privacy and greenery. At the far end of the garden, a superb raised sun terrace forms a true entertaining space complete with pergola seating area, hot tub and garden store.

To the front, the property is approached via a spacious gated in-and-out carriage driveway providing extensive off-road parking alongside access to the integral garage. Mature planting and the generous setback from the road further enhance the home's sense of privacy and prestige.

### Hove, Actually

Hill Brow is widely regarded as one of Hove's premier residential addresses. It offers a peaceful, leafy setting characterised by substantial detached homes, wide tree-lined roads and a wonderfully family-friendly atmosphere. Tucked away on the edge of the South Downs, yet remarkably connected, it offers a lifestyle that perfectly balances city, coast and countryside living.

Families are particularly drawn to the area thanks to the exceptional choice of schools nearby, spanning both the state and independent sectors. Well-regarded options include Lancing Prep, Brighton College, BHASVIC, Hove Park School and Cardinal Newman, alongside several excellent primary schools, helping make Hill Brow one of the city's most sought-after family locations.

Outdoor life is a huge part of the appeal here. Hove Park is moments away with its tennis courts, café, playgrounds and open green space, whilst nearby Three Cornered Copse and Withdean Woods provide beautiful walking trails and woodland to explore. For golfers, both Dyke Golf Club and Hollingbury Park Golf Course are close by, and the South Downs beyond offer endless opportunities for walking, cycling and weekend adventures.

The coast is never far away either. Brighton & Hove's famous seafront, promenade and beaches are just a short drive or cycle from the house, making morning sea swims, beachfront coffee stops and sunset walks all part of everyday life.

The surrounding area is also exceptionally well served for leisure and socialising. The vibrant café culture and restaurants of Church Road, Seven Dials and central Hove are all within easy reach, offering everything from artisan coffee shops and independent delis to stylish wine bars and highly regarded restaurants. Whether it's brunch in Hove, dinner in Brighton or a relaxed Sunday lunch in one of the nearby country pubs, the lifestyle on offer is incredibly varied.

