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101 The Drive, Hove, BN3 6GE

TO LET: SUBSTANTIAL EDWARDIAN PREMISES WITH FLEXIBLE USE (FORMER PREP SCHOOL) - PRIME HOVE LOCATION

LOCATION



101 The Drive occupies a prominent position on the western side of The Drive, one of Hove's main arterial roads, situated near its northern junction with Old Shoreham Road. The surrounding area is predominantly residential, characterised by attractive tree-lined streets, period housing, and purpose-built apartment blocks, creating a well-established and desirable setting.

The property benefits from excellent access to transport links and local amenities. Hove Station is approximately 750 metres to the south (around a 10-minute walk), offering regular rail services to London Victoria, Gatwick Airport, and key coastal destinations. Hove Recreation Ground is just 150 metres to the north, with the larger Hove Park also within walking distance, providing ample green space for leisure and recreation.

The Drive is well-served by several bus routes and enjoys strong road connectivity via Old Shoreham Road, giving direct access to the A23 and A27 for convenient regional and national travel.

Description:

A substantial detached Edwardian building of double-fronted design, set back from the road behind a sweeping private driveway and benefiting from a generous west-facing rear garden. Arranged over lower ground, ground, first and second floors, the property retains a number of original period features while also reflecting various adaptations made throughout its historic use.

Constructed using traditional methods, the building features a combination of pitched clay-tiled roofs and flat asphalt sections. Windows are a mix of uPVC and timber-framed units, with Velux rooflights installed in selected areas. A metal fire escape is situated at the rear, and heating is provided by a gas-fired central system via radiators (not tested).

Internally, the accommodation offers a flexible layout with a variety of room sizes, having previously been used as a nursing home and, more recently, as an independent preparatory school (The Drive Prep School). The layout includes multiple classrooms, staff areas, and ancillary spaces, with former en-suite facilities now repurposed for storage and a decommissioned lift still in situ, both indicative of the building's former care use.

Planning Note:

According to the Brighton & Hove City Council planning portal, the property has a historic use under the former Class D1 designation, now falling within Class F1/F2 of the Use Classes Order. Planning application reference BH2003/01527/FP granted continuation of a temporary consent for educational use. The building offers

significant potential for continued educational, community, or institutional use, with scope for conversion to alternative uses, subject to the necessary planning permissions.

Key Features:

- Prominent detached Edwardian property in sought-after Hove location
- Flexible multi-storey accommodation with original period features
- Generous private driveway and large west-facing rear garden
- Suitable for educational, community, or residential conversion (STP)

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQMI	g1,579	146.69	Ground
Floor	1,363	126.63	First Floor	955	88.72
Second Floor	482	44.78	Total	4,379	406.82

Rent:

£105,000 per annum exclusive

Terms:

Available by way of a new Full Repairing and Insuring (FRI) lease, with terms to be agreed.



Viewings:

Strictly via prior appointment through Sole Joint Agents Graves Jenkins (t: 01273 701070) and Graves Son and Pilcher.

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.













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