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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.

The property presents a rare opportunity for a range of alternative uses, subject to the necessary planning consents.

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

Self-contained accommodation arranged over four floors, as follows.

Lower Ground Floor Storage/Office: 1,579 sq ft (146.7 m2) - with Various WCs, a shower room and stores within the corridor.

- Rear Room: 589 sq ft (54.71 m2)
- Conservatory: 257 sq ft (23.87 m2)
- Kitchen 187 sq ft (17.37 m2)
- Science Laboratory: 174 sq ft (16.16 m2)
- Music Room: 146 sq ft (13.56 m2)
- Changing Room: 77 sq ft (7.15 m2)
- Staff Room with Bathroom/WC: 149 sq ft (13.84 m2)

Ground Floor: 1,363 sq ft (126.6 m2)

- Classroom: 273 sq ft (25.36 m2)
- Classroom: 170 sq ft (15.79 m2)
- Headteacher's Office: 115 sq ft (10.68 m2)
- Reception: 155 sq ft (14.39 m2)



- Library: 195 sq ft (18.11 m2)
- Front Classroom: 212 sq ft (19.69 m2)
- Classroom: 148 sq ft (13.74 m2)
- Entrance Lobby from North side of the building: 95 sq ft (8.82 m2)

First Floor: 955 sq ft (88.7 m2)

- Front Classroom: 236 sq ft (21.92 m2)
- Art Room: 221 sq ft (20.53 m2)
- Front Classroom South: 232 sq ft (21.55 m2)
- Further Art Room: 133 sq ft (12.36 m2)
- Steps down to Classroom: 133 sq ft (12.36 m2)

Second Floor: 482 sq ft (44.8 m2)

- Computer Room measured to 5' eaves height: 135 sq ft (12.54 m2)
- Classroom front North: 166 sq ft (15.42 m2)
- Classroom front South: 181 sq ft (16.81 m2)

Total Accommodation: 4,379 sq ft (406.8 m2)

[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.

[Lease](#)

A new lease is available.

Commencing Rent: £105,000 per annum, exclusive.

[Rent Review](#)

By negotiation.

[Repairing Liability](#)

Full Repairing & Insuring.

[Business Rates](#)

Billing Authority: Brighton & Hove



- Description: School and premises
- Rateable Value: £84,500.00
- Rates Payable:
- Valid from 1 April 2023 to present

VAT

VAT may be payable on the terms quoted.

Legal and Professional Fees

Each party is to pay their own legal and professional fees incurred.

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.

Viewing Arrangements

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











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