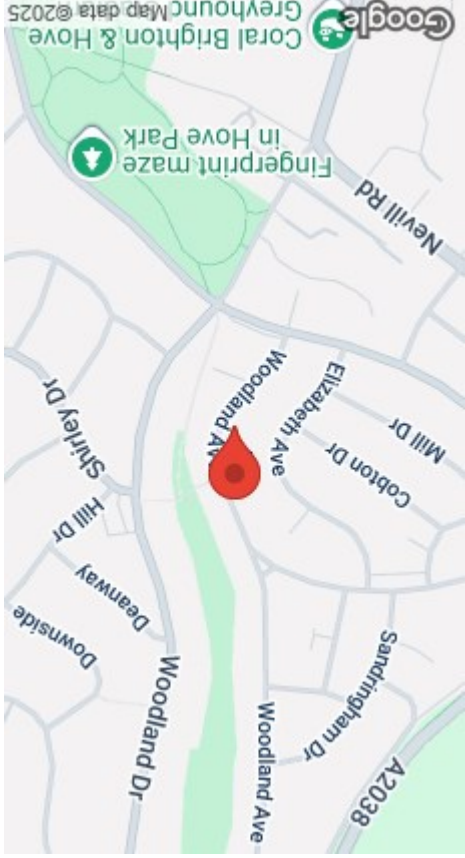


Woodland Avenue, Hove



Approximate Gross Internal Area = 169.35 sq m / 1822.86 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Copyright GDImpact 2021



Energy Efficiency Rating	
Current	Potential
83	69
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (56-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

SELLING SOMETHING SIMILAR?
 Get in touch for a free, no obligation valuation.
 Call 01273 777123 or email property@goldinlemcke.com



Woodland Avenue, Hove, BN3 6BL

£995,000

Woodland Avenue, Hove, BN3 6BL

£995,000

A fantastic four-bedroom detached house, complete with a beautifully maintained west-facing garden, garage, and off-road parking for several cars. Situated in this sought-after road close to Hove Park, the property presents an excellent opportunity to acquire a wonderful family home in this prime location.





Further Information

A fantastic four-bedroom detached house, complete with a beautifully maintained west-facing garden, garage, and off-road parking for several cars. Situated in this sought-after road close to Hove Park, the property presents an excellent opportunity to acquire a wonderful family home in this prime location.

The property is set back behind a neat front garden with a well-kept lawn, garage, and a private driveway providing parking for several vehicles. Arranged over three floors, the accommodation begins with a spacious entrance hallway on the ground floor, leading to a cloakroom, fitted kitchen, and a formal dining room with doors opening to the garden. A generous dual-aspect lounge and dining room sits alongside, with bi-folding doors giving the flexibility to enjoy the spaces separately or as one large open-plan area, also with direct garden access.

On the first floor, there are three double bedrooms and a modern family bathroom, while the top floor hosts a large principal bedroom complete with fitted wardrobes, en suite shower room, and double doors opening onto a small balcony with far-reaching views.

The property further benefits from a wonderful west-facing rear garden, featuring mature shrub borders and a decked patio to the rear



Woodland Avenue is a quiet residential road in Hove, set just north of Hove Park and close to the green spaces of Three Cornered Copse. The area is well connected, with local bus routes nearby and easy access to the A27, while still being within easy reach of Hove's shops, cafes and seafront. It's a well-regarded neighbourhood made up mainly of detached houses, offering a peaceful setting with a convenient position for both families and commuters.