



78 Woodland Drive, Hove, BN3 6DJ

Spencer
& Leigh

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Hove, BN3 6DJ

O.I.R.O £1,350,000 - £1,450,000 Freehold

- Detached residence in a prime location
- Five good size bedrooms
- Set over three storeys
- 19' Kitchen/breakfast room with integrated appliances
- Two separate reception rooms
- Fantastic family location
- Maintains original character & charm
- Long rear garden with summer house and patio area
- Large garage and private driveway
- No onward chain

Looking for a spacious and stylish family home in the desirable area of Hove? Look no further! This five-bedroom detached home situated on a sought-after road offers the perfect combination of modern luxury and classic charm.

As you enter the property, you'll be immediately struck by the impressive entrance hall with its high ceilings and elegant staircase. The ground floor comprises of a large living room, a dining room, and a fully-fitted kitchen with modern appliances, offering ample space throughout the ground floor for entertaining and family living.

Upstairs, you'll find five generously sized bedrooms, each with its own unique character and plenty of natural light. The master bedroom boasts a luxurious en-suite bathroom, while the other four bedrooms share two additional modern bathrooms.

Outside, the property features a large lawned well-maintained garden with a paved patio area, perfect for summer barbecues and relaxing in the sun. There's also a large garage and off-street parking for several cars.

Located in a prime location in Hove, this stunning family home is within easy reach of local shops, cafes, restaurants, and excellent schools. So why wait? Book your viewing today and discover all that this fantastic property has to offer!



Woodland Drive is within walking distance of Hove Park itself providing a beautiful recreation area just a few hundred metres away. 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
 Lounge
 15'5 x 14'9
 Living Room
 19'4 x 15'5
 Kitchen/Dining Room
 19'9 x 19'5
 Utility Room
 10' x 4'1
 G/f Cloakroom/WC
 Stairs rising to First Floor

Bedroom
 17'4 x 15'6
 En-suite Bath/Shower Room

Bedroom
 14'9 x 11'11
 Bedroom
 14'9 x 9'9
 Bedroom
 14'6 x 9'8

Family Bath/Shower Room
 Stairs rising to Second Floor

Bedroom
 12'11 x 11'5
 Shower Room/WC

OUTSIDE
 Outbuilding
 10'5 x 9'11
 Garage
 14'9 x 9'9
 Rear Garden

Property Information
 Council Tax Band G: £3,896.77 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Garage, Driveway & un-restricted on street parking
 Broadband: Standard 6Mbps, Superfast 67 Mbps, Ultrafast 1000Mbps 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:- G

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 252.46 sq m / 2717.45 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.