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Woodland Drive

Hove, BN3 6DH

£1,500,000

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****Guide Price £1,500,000 to £1,600,000**** A substantial, detached house on an enviable large (800Sqm) corner plot, situated in popular Hove Park. Extended, with the potential for further enlargement, subject to necessary consents, the property enjoys generous rooms, a great layout and a wonderful flow of natural light. Well presented throughout, the ground floor comprises three reception rooms, conservatory, kitchen, two cloakrooms, a utility room and an office. The first floor accommodates four double bedrooms, one with en-suite, and a luxury family bathroom with an additional WC. Furthermore, the property boasts a beautifully established very sheltered and private garden with swimming pool, a one and half size garage and a carriage driveway with parking for numerous cars.

Location

Woodland Drive is on the North-East corner of the former Withdean and Tongdean Estates and is a prime residential area of Hove, close to excellent road links providing access to the City Centre, as well as A23/A27 for commuters or for neighbouring towns and villages. The South Downs Nation Park (AONB) is close to hand as is Hove Park (40 acres approx). Woodland Parade shops are also nearby with its newsagent, cafes, post office and off license.

Approach

Situated on a large corner plot, the property has a large carriage driveway with parking for numerous cars. With a low wall to border, there's a beautiful Ash tree with retained areas of manicured greenery; the property enjoys great curb appeal.

Accommodation

The porch with arched windows and doors is laid to ceramic tiles and provides space to shelter from the elements and hang your coats before entering into the property.

The generous hallway is bright and inviting with a warm neutral décor. Laid to laminate flooring with high ceilings and picture rails, there's access to a contemporary cloakroom with automatic lighting, and a panelled turning staircase rising to the first floor.

With large picture windows and a dual aspect, the living room sits at the front of the property with plush cream carpeting and a grand stone carved fireplace with contemporary wall mounted electric fire. A square opening leads on to the dining room/reception two at the rear and conservatory in turn, which allows natural light to flow all the way through; a great open plan and versatile space, ideal for family and social gatherings.

A third reception room sits on the other side of the house and is equally as generous. Overlooking the driveway and currently used as a large play room, it could serve a multitude of uses.

With pleasant outlook over the garden, the kitchen has been fully rewired, enjoying its own hot air boost system and is modern in design with a crisp white décor. With wood effect flooring and comprising a comprehensive range of white shaker style wall and base units with solid granite work surface and matching upstand with an undermounted Villeroy & Boch butler sink. There's a Brita water filter system, a waste disposal unit and an instant hot water heater. High end appliances include a stacked Neff oven and microwave oven, and a five ring gas Neff hob with extractor fan over. There are two integrated full height AEG fridge freezers, a wine cooler, larder pull out storage and an integrated dishwasher.

From here an inner hallway gives access to a second downstairs cloakroom, a large storage cupboard and the utility space has a further run of work top with space and provisions for a washing machine and tumble dryer. This leads onto the rear extension which is currently used a home office.

The grand first floor landing is generously proportion and very bright

with neutral colour palette continued and beige carpeting. There's a large linen cupboard, access to the large loft space and doors to all rooms.

Enjoying a south west dual aspect the principal bedroom is spacious with ample built in storage and vanity units with a nursery door providing secondary access to bedroom four at the rear of the house. Bedroom four can accommodate a double bed, and is currently used a second home office with ample built in shelving, desk and cupboard space.

Bedroom two sits across the landing and is another large double room with a pleasant view of the tree-lined street, that enjoys an en-suite bathroom. Comprising a panelled bath with shower over and thermostatic controls and monsoon shower head, as well as a combined sink and vanity unit and heated towel rail.

Bedroom three has fantastic leafy green views over the private rear garden and is a spacious double room with a pedestal wash basin.

Of high quality, the luxury family bathroom has sandstone tiled surrounds and a ceramic tiled floor. With no light switches, the dimmable ambient lighting is controlled via touch sensitive tiles, that can be accessed upon entering the bathroom as well as whilst relaxing in the jacuzzi spa bath. There's a double width walk in shower enclosure that doubles as a steam room and twin sinks with vanity storage underneath. Double shaver sockets and WC flush are hidden under chrome panels and there are two heated towel rails. Adjacent sits, the additional separate WC, styled to match the bathroom interior.

Outside & Garage

Incredibly private and enclosed with very well maintained trees, evergreens, shrubs and hedgerows, the rear garden is a delight. A luscious green lawn sits centre fold with raised flower borders and paved patio areas near the house,. At the rear of the garden the swimming pool sparkles in the sun with space for sun loungers around the edge. There's a summer house and secure gated side access to the front of the property.

The garage is larger than average being of one and a half size; it has an up and over door with electric, lighting and a window and door to the garden side.

Additional information

EPC rating: D

Internal measurements (Incl. Garage) : 2,604 Square feet / 241.9 Square metres

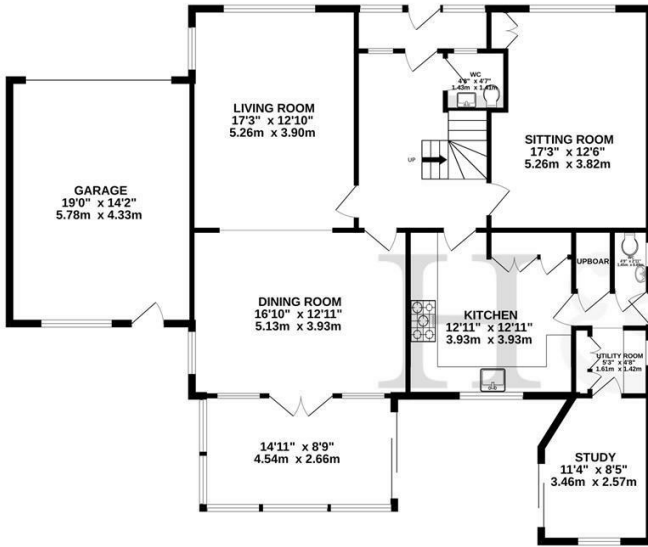
Tenure: Freehold

Council tax band: G

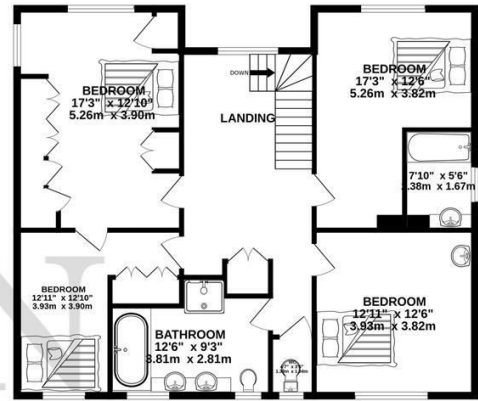




GROUND FLOOR
1566 sq.ft. (145.5 sq.m.) approx.



1ST FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



INCL. GARAGE

TOTAL FLOOR AREA : 2604 sq.ft. (241.9 sq.m.) approx.

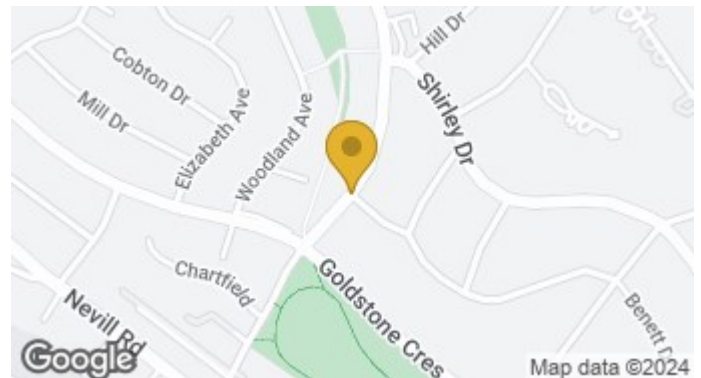
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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