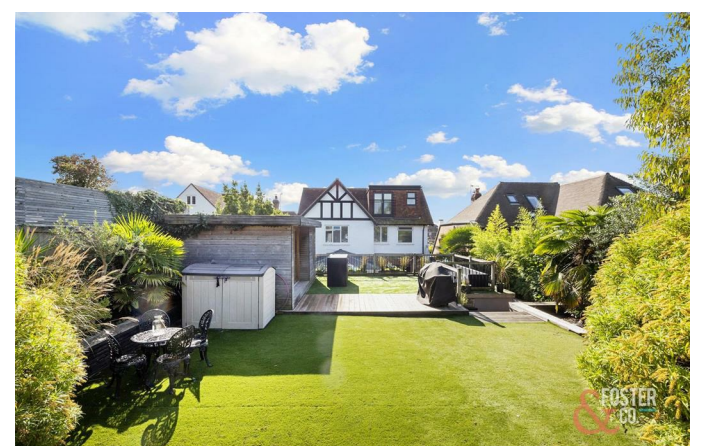
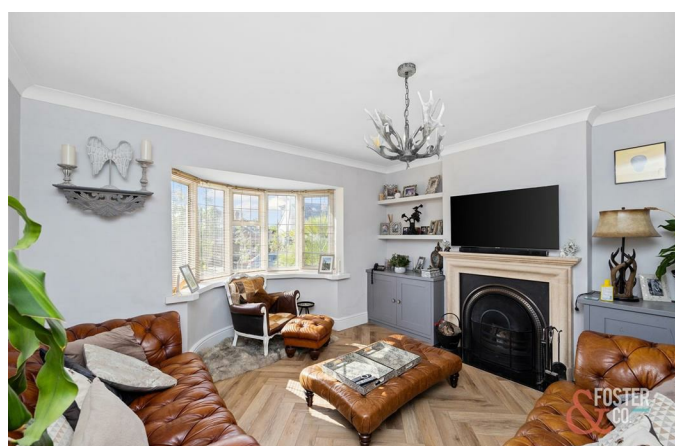




49 Woodruff Avenue
Hove, BN3 6PH



49 Woodruff Avenue

Hove, BN3 6PH

Asking price £1,425,000

This expansive five-bedroom detached family residence, positioned prominently with captivating vistas of the Hove Park surroundings, offers a serene retreat. Located on Woodruff Avenue, nestled between Shirley Drive and Goldstone Crescent, it enjoys a tranquil environment free from the usual urban clamor.

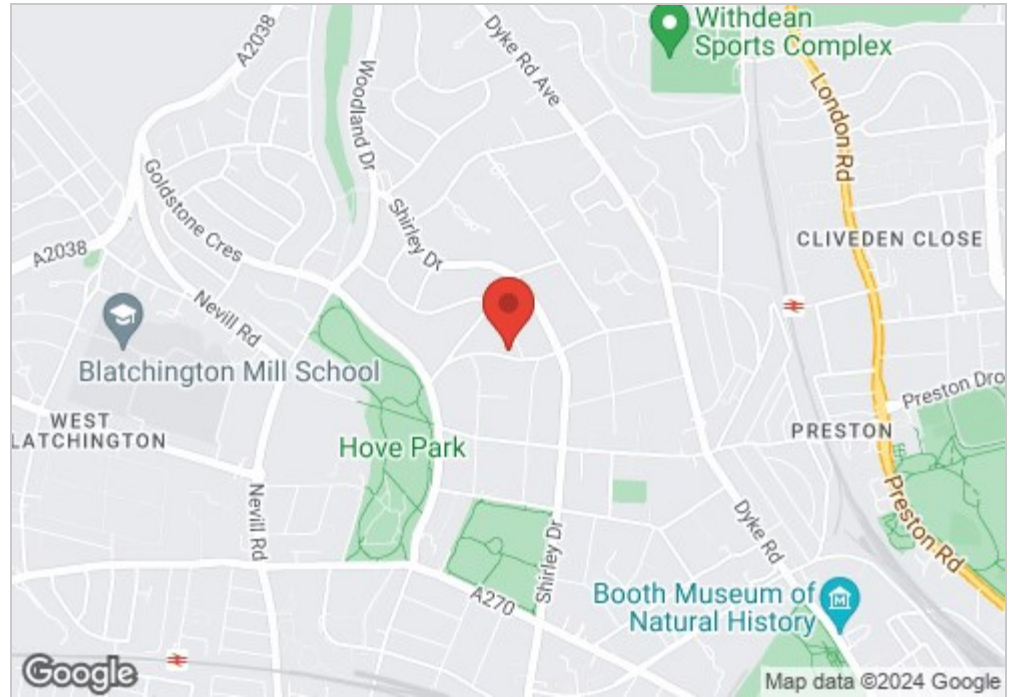
Upon entering through the generous foyer, you'll discover the inviting living room at the front, boasting a charming bay window that bathes the space in natural light. Adjacent to this, a versatile office presents itself, ideal for transformation into a playroom or even an occasional guest bedroom as the need arises.

The heart of the home lies at the rear – the kitchen diner. This inviting space combines style and practicality seamlessly, making it the central hub for daily life. Continuing toward the back, the current owners have thoughtfully crafted a games room/entertainment area that can also be used as an annex, enhancing family living. A conveniently located shower room is nearby, perfect for accommodating overnight guests.

Ascending to the first floor, you'll find four bedrooms and two bathrooms. Three of these are generously sized doubles, while one offers ample space as a single bedroom. The front-facing bedroom boasts the luxury of an en-suite shower room.

The top floor reveals a loft extension, which now houses another double bedroom with a stylish bathing area. Double doors open onto a Juliet-style balcony, affording captivating views of the splendid garden.

Outside, the rear garden unfolds, offering ample space for outdoor enjoyment. Various sections ensure sunlight throughout the day, making it perfect for hosting family and friends during the summer months. Additionally, a summer house with electricity opens up possibilities for use as a home gym or versatile extra space.



- Detached
- Annex
- Outside Office / Garden Room
- Living Room
- Great Garden
- 5 Bedrooms
- Games Room
- Open Plan Kitchen Room
- Office
- Close to the Park

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
	EU Directive 2002/91/EC	
	England & Wales	

WOODRUFF AVENUE

Approximate Gross Internal Area = 267.11 sq m / 2875.14 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR
 Approximate Floor Area
 1512.32 sq ft
 (140.50 sq m)



FIRST FLOOR
 Approximate Floor Area
 842.81 sq ft
 (78.30 sq m)



SECOND FLOOR
 Approximate Floor Area
 389.65 sq ft
 (36.20 sq m)



OUTBUILDING
 Approximate Floor Area
 130.35 sq ft
 (12.11 sq m)

