

80 Woodland Drive

Hove, BN3 6DJ

Guide price £1,350,000

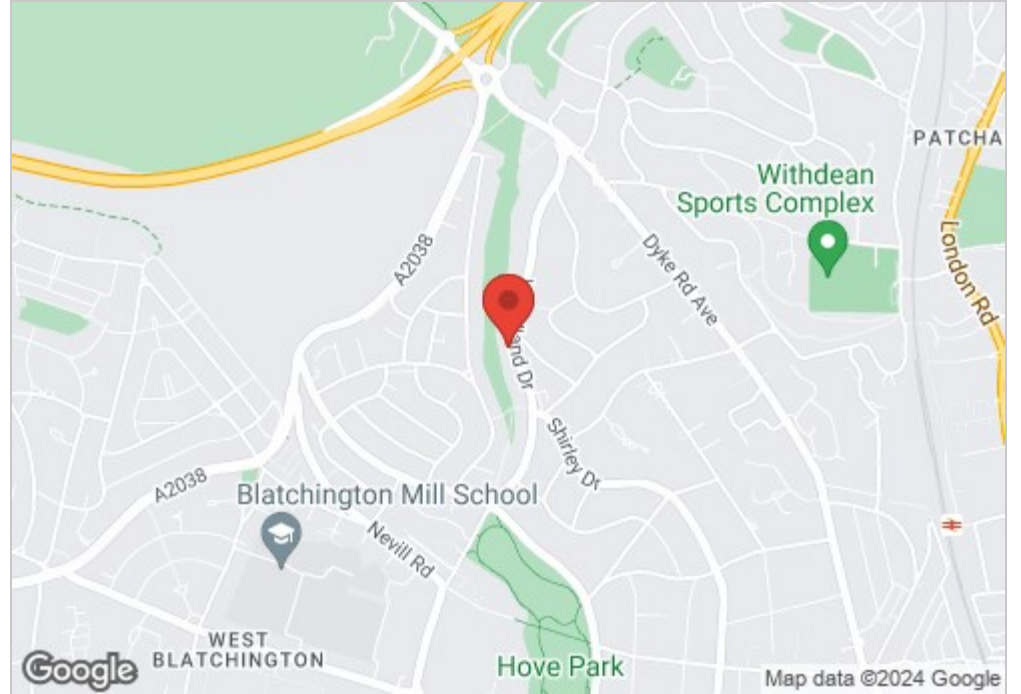
The home boasts well-proportioned rooms and versatile accommodation. The ground floor welcomes you with a spacious entrance hall adorned with exposed wood beams and wood-paneled walls. Towards the front, a delightful living room showcases an inset period fireplace, a bay window with fitted shutters, and solid wood flooring. Adjacent to it, a separate lounge boasts a wood burner, original wood flooring, and exposed wooden beams, leading to a sunroom which opens onto the west-facing rear garden.

The newly fitted modern kitchen/breakfast area features a large central island, perfect for entertaining, with double doors opening out to the rear garden. Equipped with stone worktops, top-end integrated appliances, a butler sink, and a stunning larder cupboard, the kitchen offers ample storage space. Additionally, the ground floor includes a sizable utility room leading to a convenient storage area and a downstairs cloakroom.

Upstairs, all four bedrooms are situated, with the master bedroom suite featuring built-in wardrobes and an ensuite "Jack and Jill" shower room. Completing the first floor is a modern family bathroom with both a separate bath and shower cubicle.

Nestled in the enchanting west-facing backyard, you'll find a meticulously designed landscape adorned with lush trees, vibrant borders, and a serene pond featuring a delightful water feature. An inviting mid-level patio bathes in the warmth of the afternoon sun, complemented by a cozy side patio adjacent to the residence. The sprawling lawn area extends towards the Three Cornered Copse through a private gate. Adding to the charm is a Swiss-style garden cabin nestled amidst the verdant setting, offering a serene retreat overlooking the tranquil pond, ideal for children's play or quiet contemplation. Tucked away discreetly at the rear of the garden lies a relic from World War II—a bomb shelter now repurposed as a versatile space, perfect for storage or perhaps even a wine cellar.

This property is offered with no onward chain, adding to its appeal. Woodland Drive has long been esteemed as one of the most prestigious and sought-after roads in Hove, thanks to its proximity to Hove Park, easy access to the A27 and A23, and nearby Hove Station, which offers direct trains to Gatwick Airport and London, facilitating convenient commuting options to the capital.

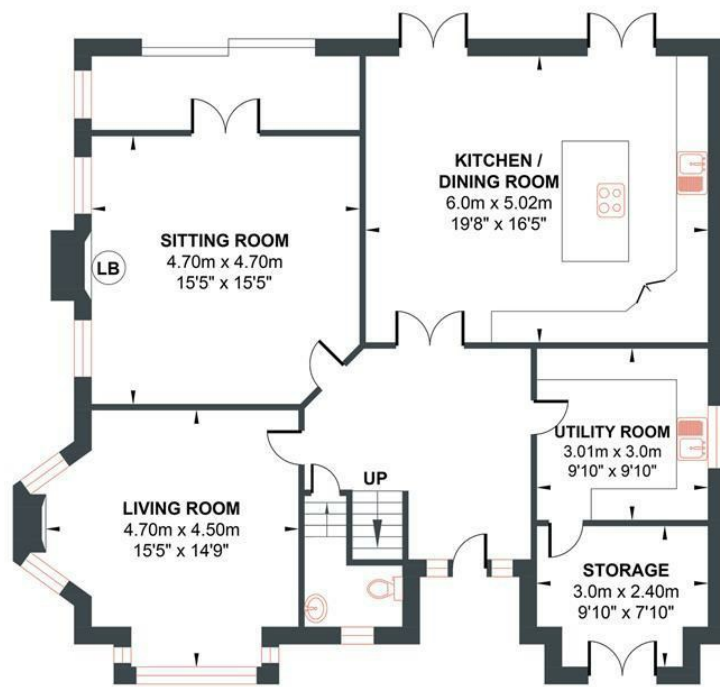


- Substantial Detached House
- 4 Double Bedrooms
- Two Large Separate Reception Rooms
- Separate Utility Room
- Large West Facing Garden Backing Onto The Copse
- Hove Park Location
- 2 Family Bathroom
- Luxury Fitted Kitchen/Dining/Family Room
- Long Private Driveway
- Potential For A Loft Conversion

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		
	81	86
England & Wales	EU Directive 2002/91/EC	

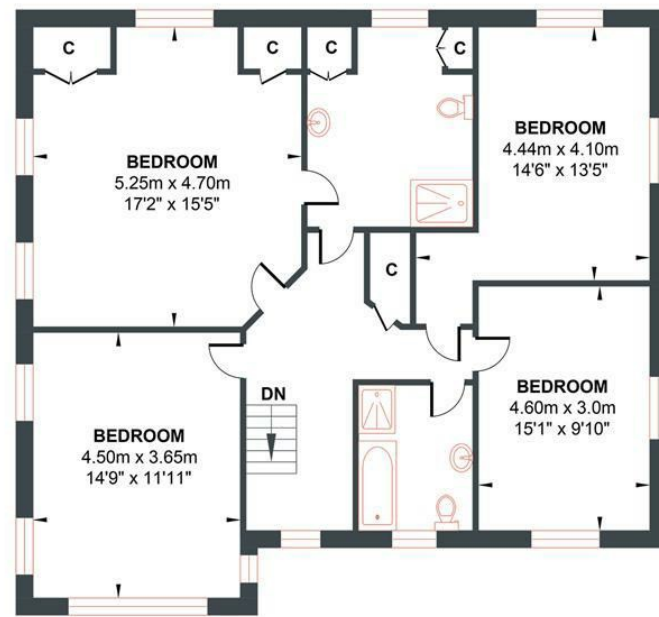
WOODLAND DRIVE

Approximate Gross Internal Area = 209.77 sq m / 2257.94 sq ft
 Illustration for identification purposed only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
 1186.50 sq ft
 (110.23 sq m)



FIRST FLOOR

Approximate Floor Area
 1071.44 sq ft
 (99.54 sq m)

