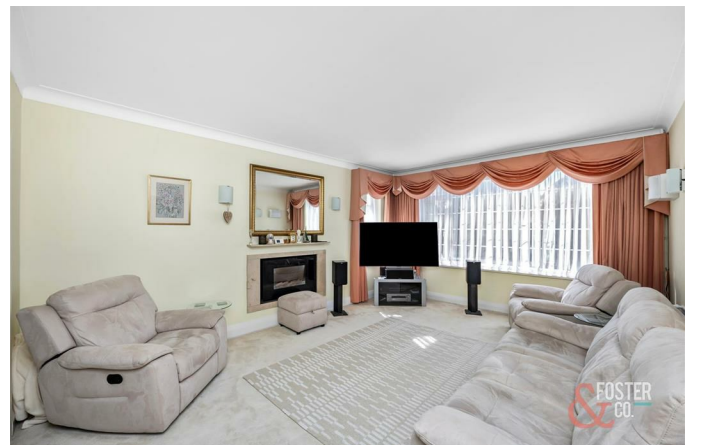




9 Woodland Drive
Hove, BN3 6DH



9 Woodland Drive

Hove, BN3 6DH

Offers in excess of £1,450,000

A substantial detached double fronted family house together with a beautiful mature garden and heated swimming pool occupying a prominent corner position in an enviable residential setting moments from Hove Park

This impressive home stands back from the road and is fronted by an extensive carriage driveway affording ample off road parking leading in turn to a large garage. The property is offered for sale in excellent decorative condition and provides lovely light, expansive and generously proportioned living accommodation over two floors making this a genuinely comfortable and flexible family home which provides both living and versatile work from home options. There is also enormous potential for further expansion and modification if required, subject to the relevant consents. The property occupies a commanding corner position and stands in truly lovely, good sized mature gardens that are both flat and drenched with sun and are complemented by a heated swimming pool. With an enviable location within a few moments walk of Hove Park and local amenities this fine home is worthy of an early internal viewing.



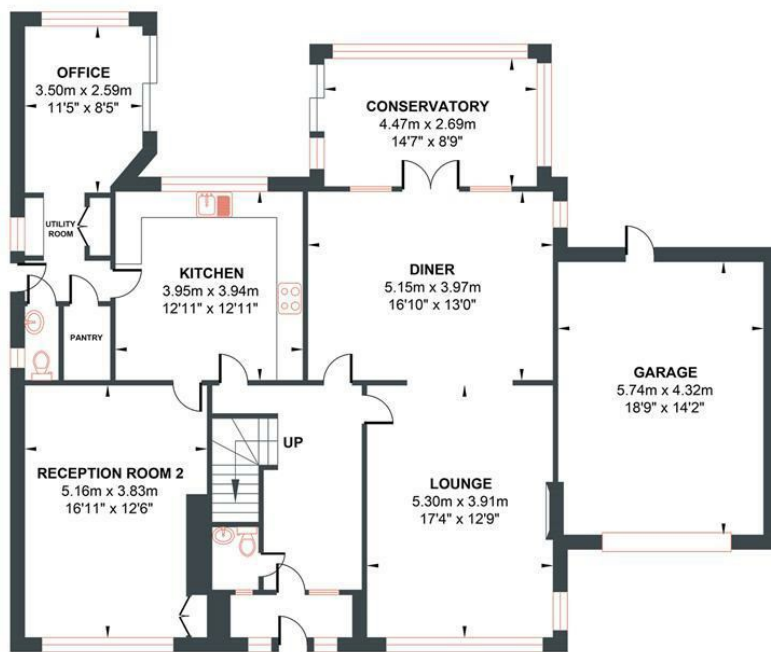
- Impressive detached double fronted family house
- Extensive carriage driveway
- Light, spacious and versatile
- Gorgeous mature gardens with heated swimming pool
- Must be viewed
- Prominent corner position
- Beautifully presented and comfortable
- Expansive living space
- Highly regarded setting moments from Hove Park
- Double Garage

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		
	63	77
England & Wales	EU Directive 2002/91/EC	

WOODLAND DRIVE

Approximate Gross Internal Area = 248.13 sq m / 2670.84 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
1614.69 sq ft
(150.01 sq m)



FIRST FLOOR

Approximate Floor Area
1056.15 sq ft
(98.12 sq m)

