



FOSTER
& CO.

Woodland Avenue

Hove, BN3 6BJ

Offers in excess of £1,250,000

The double-fronted house is set behind a private driveway, providing ample off-street parking. The practical entrance porch leads into a spacious hallway with a skylight and a convenient w.c. The dual-aspect, 29-foot living room is bathed in natural light from the front bay window. Featuring bamboo wood flooring and a unique circular fireplace, this room exudes character. Double doors open into a versatile sunroom/conservatory, with vaulted ceilings and delightful views over the rear garden. The conservatory's double doors seamlessly connect indoor and outdoor living, leading to a patio area.

The high-quality kitchen is equipped with granite countertops, high-gloss units, and a central breakfast bar ideal for socialising. Integrated appliances and a separate utility room complete this stylish space.

On the second floor, the principal bedroom at the rear offers lovely views over the garden and the copse. The luxurious open en-suite bathroom features a large roll-top bath, wet room shower, and ample storage. A connecting room, currently used as a dressing room, can serve as a spacious double bedroom with its own en-suite shower room. Another double bedroom at the front includes a fitted wardrobe and en-suite shower room. A further double bedroom with a bay window provides delightful sea views, and a main family bathroom is also on this floor. Folding doors on the landing open to stairs leading to the loft room, perfect as an occasional bedroom, office space, or storage area.

The charming annexe, known as "The Tiny Cottage," has its own front door, utility space, open-plan living room with a fully functioning kitchen, bedroom, and bathroom. It also offers direct access to the garden, making it ideal for holiday lets or extended family stays.

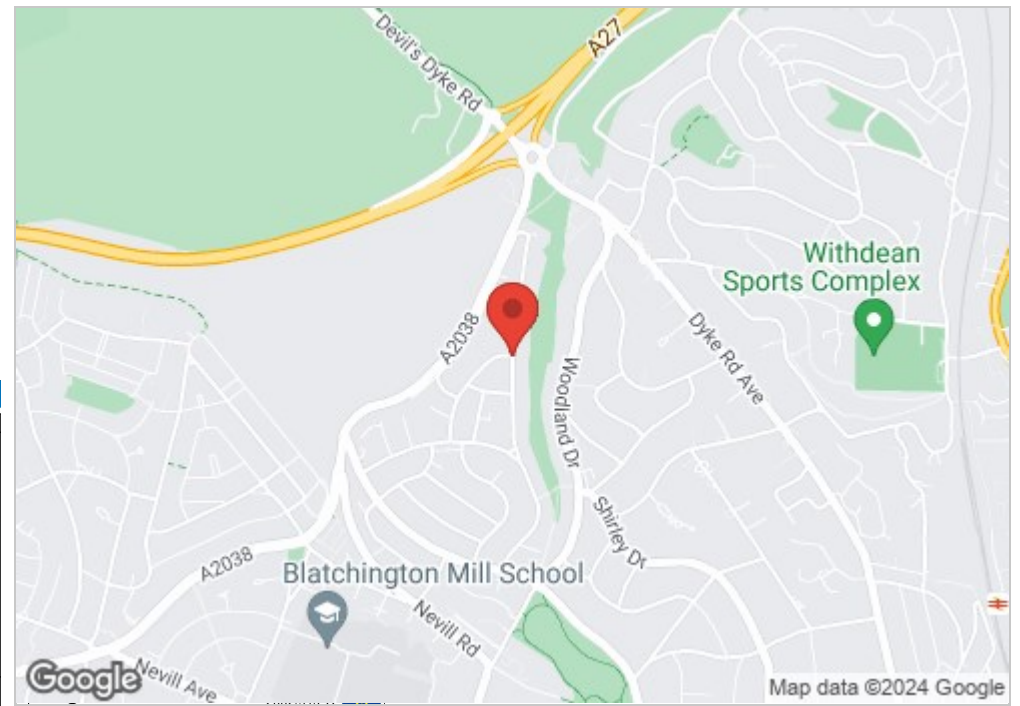
The large, sunny rear garden features an elevated terrace, a heated swimming pool with child-safe railings, bordered by an astroturf lawn, and a large deck with a pool house and shed. A gate at the bottom of the garden opens onto Three Cornered Copse, a popular woodland area perfect for dog walkers, cyclists, and wildlife enthusiasts.

Situation

Perfectly located on a popular residential street with far-reaching sea views from the upstairs windows, this home is just half a mile from Hove Park. The park offers a range of leisure facilities, including a gym, tennis and basketball courts, a weekly Saturday Parkrun, a children's playground, and a café. Both Hove and Preston Park stations are within easy reach, approximately 1.3 and 1.5 miles away, respectively. South of Hove station are the main shopping areas of Blatchington Road, George Street, and Church Road high street.

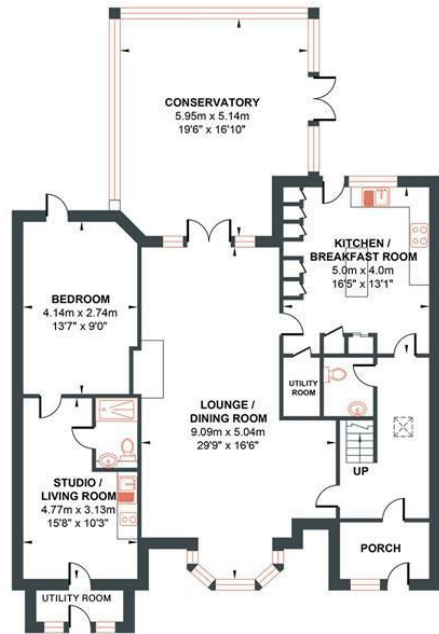
- Detached House
- 5 Bedrooms
- 5 Bathrooms
- 29ft Living Room
- 19ft Sun Room
- Modern Kitchen Breakfast Room
- Separate Utility Room
- Sunny Rear Garden With Heated Swimming Pool
- Separate Annexe
- Insulated Summer House/ Perfect Home Office or teenagers Retreat.

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			
		72	81
England & Wales		EU Directive 2002/91/EC	

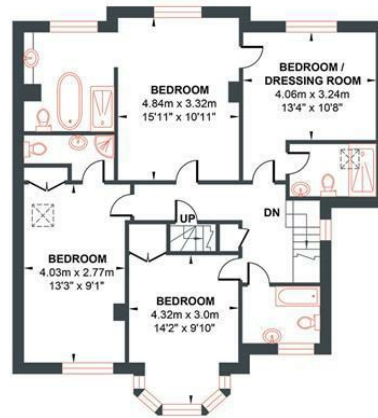


WOODLAND AVENUE

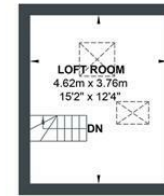
Approximate Gross Internal Area = 258.40 sq m / 2781.39 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



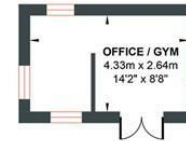
GROUND FLOOR
 Approximate Floor Area
 1489.61 sq ft
 (138.39 sq m)



FIRST FLOOR
 Approximate Floor Area
 887.59 sq ft
 (82.46 sq m)



SECOND FLOOR
 Approximate Floor Area
 186.96 sq ft
 (17.37 sq m)



OUTBUILDING
 Approximate Floor Area
 123.03 sq ft
 (11.43 sq m)



OUTBUILDING
 Approximate Floor Area
 94.18 sq ft
 (8.75 sq m)



