



# 148 Woodland Drive

Hove, BN3 6DE

**Guide price £1,300,000**

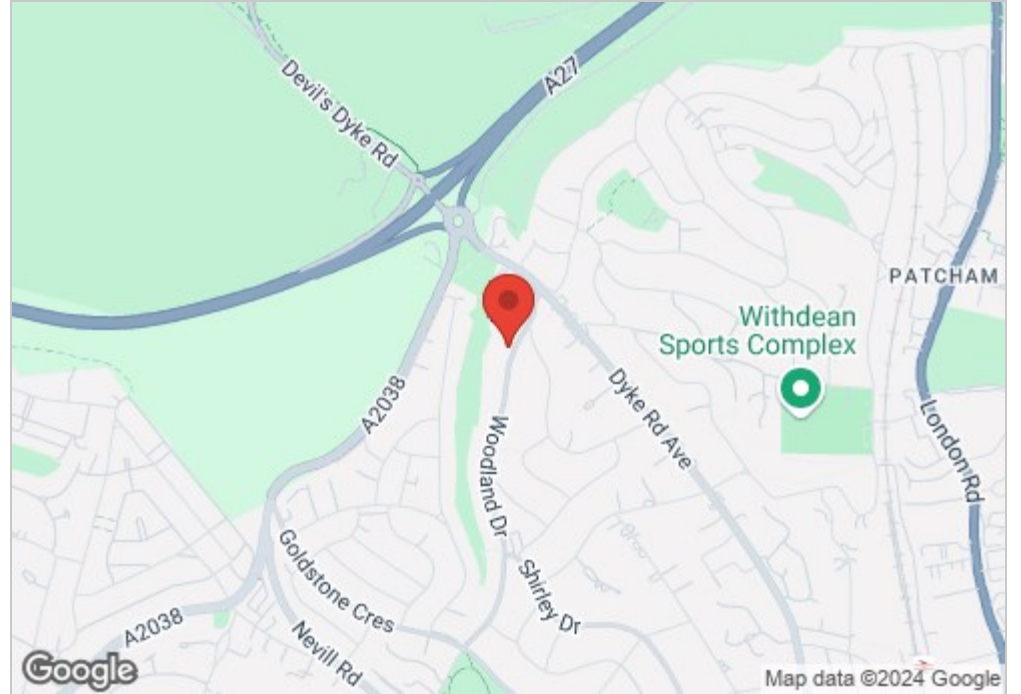
GUIDE PRICE £1,300,000 - £1,400,000

Detached family home with large paved driveway and space for multiple cars.

You enter the house into a small porch area, and then through a solid wood front door into a spacious hallway with living accommodation on either side, separate w/c and stairs to the 1st floor. The living/cinema room is to the left, with a triple aspect marble fireplace and a built-in projector and screen providing a perfect relaxing lounge. A great attraction of this house is the open plan kitchen/dining/living room, with a bespoke fitted kitchen and a large island opening into the dining room/living area, which has full width bi-folding doors leading to the beautiful garden. Off this room is the study which also could be used as a playroom.

On the first floor you have 4 double bedrooms; the master suite is a luxurious room with a walk-in wardrobe and a modern fitted en-suite. The family bathroom is also to a contemporary finish, with a roll top bath, vanity unit, wash hand basin, w/c, towel rail and tiled flooring & walls. The garden is simply stunning, west facing with a large paved area, with a gym/office and large storage shed. There are steps rising to a great sized wild garden with separate seating areas which take in a lovely view over Hove down to the sea. There is a gate with access onto the Copse and a green house at the top of the garden.

Woodland Drive is one of the most sought after addresses. A local shopping parade with Pizzeria restaurant is found close by, whilst the more comprehensive range of shops, bars and restaurants, in Hove's main thoroughfare, is a short drive away. Easy access onto the bypass, providing routes onto the A23 and A27, is at the top of the road, whilst Preston Park & Hove's mainline railway station, is within easy reach, therefore being ideal for commuters. Hove park is a short walk away, and there are popular schools for all ages located within the area.



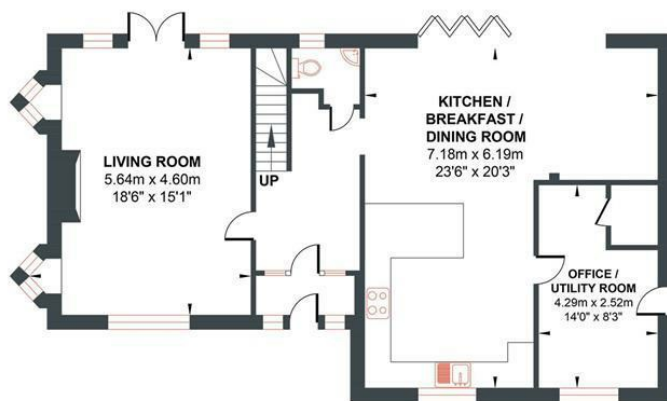
- Detached
- 2 Bathrooms
- Office
- Beautiful kitchen
- Great views from the garden
- 4 Bedrooms
- Walk in Wardrobe
- Living Room
- Amazing Garden
- Off Road Parking

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

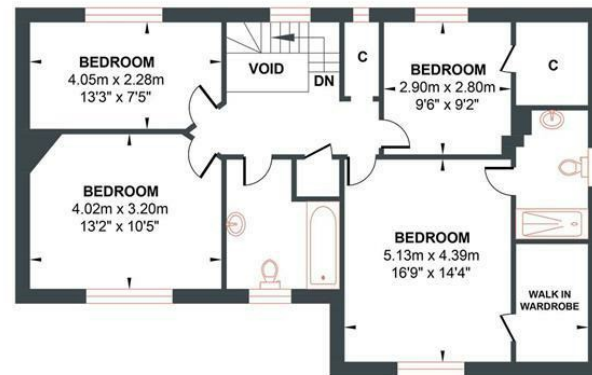
## WOODLAND DRIVE

Approximate Gross Internal Area = 165.69 sq m / 1783.47 sq ft

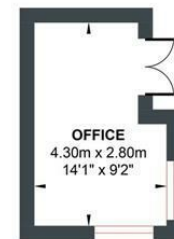
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR  
Approximate Floor Area  
866.92 sq ft  
(80.54 sq m)



FIRST FLOOR  
Approximate Floor Area  
801.15 sq ft  
(74.43 sq m)



OUTBUILDING  
Approximate Floor Area  
115.38 sq ft  
(10.72 sq m)



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All measurements are approximate

