

Woodland Drive

Hove

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About the property

Guide £1,300,000 to £1,400,000

A beautifully presented four bedroom family home, offered for sale on the prestigious and popular Woodland Drive, Hove, offered for sale with a expertly landscaped 70 meter garden, parking for four cars and a separate home office/gym.

As you enter, the hallway allows access to the main ground floor rooms, stairs to the first floor and a downstairs cloakroom. The reception is impressive, being dual aspect and double doors to the garden, as well as cinema set up with projector and curtain. On the other side of the hallway is the bright and open kitchen dining room, which has been modernised by the current owners and provides a second seating area with a sofa, allowing you to sit and enjoy the views of the garden. Additionally, there is an additional room, which serves as a utility/study but could be used for many things.

To the first floor are the four bedrooms, all of which are of a good size and can hold double beds. The principle bedroom has a walk-in-wardrobe and en-suite shower room. To service the three additional bedrooms, there is a smart family bathroom.

The garden has been meticulously designed and maintained by the current owner, where it has appeared on television shows as well as having it's own following. Cleverly, there are different sections where it becomes very useable, whether that is using the home office/gym building, enjoying the planted area and water feature, or growing your own fruit and vegetables. At the end of the garden is a gate, which leads to the three corned copse, which can be ideal for walking a dog.

Woodland Drive Hove



4

BEDROOM

2

RECEPTION

2

BATHROOM





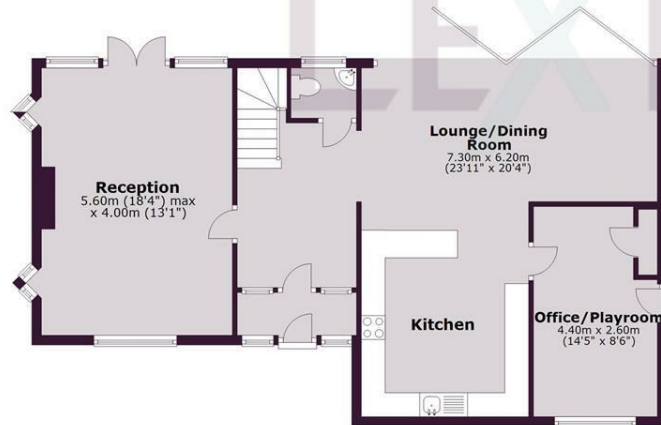


SCAN HERE TO OFFER ON THIS PROPERTY



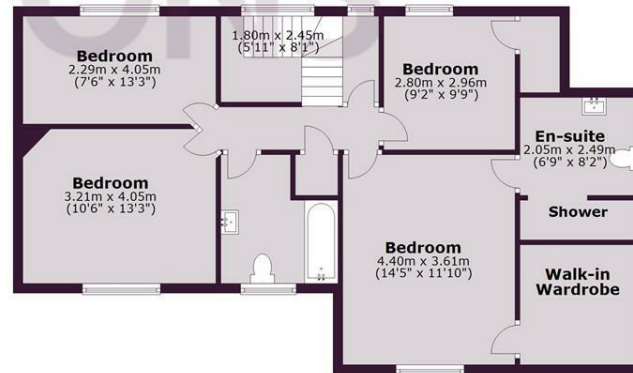
Ground Floor

Approx. 96.7 sq. metres (1041.1 sq. feet)



First Floor

Approx. 80.0 sq. metres (860.8 sq. feet)



Total area: approx. 176.7 sq. metres (1901.9 sq. feet)

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			
England & Wales		EU Directive 2002/91/EC	