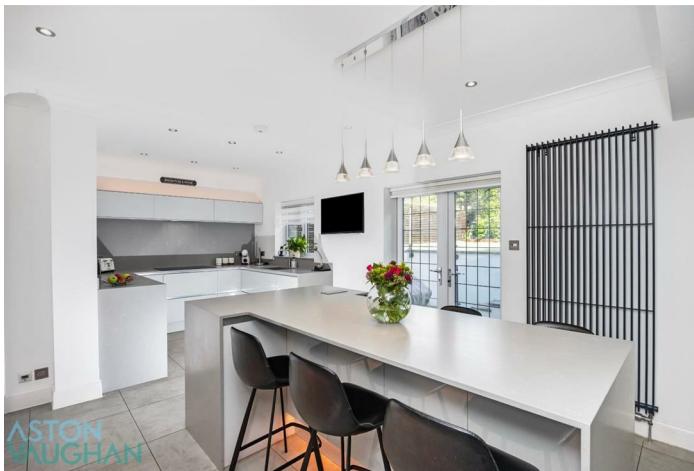


FREEHOLD



House - Detached (EPC Rating: D)

33 WOODRUFF AVENUE, HOVE, BN3 6PH

Asking Price

£1,750,000

**ASTON
VAUGHAN**
Sales and Lettings



6 Bedroom House - Detached located in Hove

Beautifully renovated throughout, this substantial five-bedroom family home (with option for 6th on the ground floor) spans three generous floors of living space, offering the perfect balance between home comforts and a luxury lifestyle. It resides in one of the city's most prestigious areas close to Hove Park and the Tongdean Estate, so you are perfectly positioned to access the South Downs National Park, the beach and the city centre. Transport links are excellent with Hove Station nearby and the A23 or A27 are just a few minutes by car, leading to London or along the South Coast. For families, the local schools are exemplary for all ages.

Being heavily glazed on three sides, you gain gorgeous leafy views over the local landscape and natural light is able to stream right through the house. It is incredibly private however, and not overlooked, so you can sit in the manicured garden in peace. Inside, the finish is exceptional using a variety of modern materials and high-spec fixtures, fittings using the best workmanship. At almost 3,000 sq. ft, this house is immediately impressive with space to spread out, so you never feel on top of one another.

Exterior & Entrance Hall:

Immaculate both inside and out, this impressive home is attractive on approach with a neat front lawn and brick drive bordered by olive trees and fringed with palms. Part brick, part render, with hung tiles to complement the roof, the house has been expertly maintained by the current owners, making it hard to believe it was built during the first half of the 20th Century. Luxury finishes greet you in the entrance hall where gleaming wood floors are paired with freshly painted walls. The scale and beauty of this family home become apparent, inviting you to explore further.

Kitchen & Dining Room:

No expense has been spared in the finish and fitting of the kitchen and dining room which spans the rear of the house creating a separate sociable space with wide picture windows framing views of the landscaped garden. In summer, doors open to make the garden a natural extension of the living space, while in winter, there is ample room inside for formal dining and for comfortable seating.

Composite stone waterfall worktops form a central island concealing shark-nose drawer cabinets and integrated appliances to include a wine fridge. Further units run along the walls housing integrated ovens, a fridge freezer and a dishwasher, while a useful utility room is adjacent with space for washer and dryer.

Reception rooms:

Aside from the kitchen and family room, a separate sitting room provides the perfect space for sumptuous furnishings so the whole family can come together in the evening to relax. A contemporary feature fire warms the space during the cooler weather while sun streams in on two sides adding natural warmth while windows, dressed in white plantation shutters, frame views of the front garden. There is a third reception room which is versatile depending on need – ideal as a sixth bedroom (for an au pair or guests perhaps), a sizable home office or playroom for families with young children.

Garden:

Perfectly low maintenance, the garden is set mainly to a faux grass

lawn, ideal for children to play without bringing mud into the house. Palms, hedges and other well-established planting on the borders to give some shape, colour and scent, and there remains further scope for additional planting. A sandstone patio sits close to the house for dining outside or for sunbathing as the sun shines on every part of the garden throughout the day. It is also wonderfully private as you are not overlooked at all.

First floor bedrooms and bathrooms:

Returning to the glamorous entrance hall, stairs rise to a light and airy first floor landing where the same clean and crisp décor continues to include plush grey carpet in each bedroom. With the same favoured orientation and double aspect windows as the kitchen and family room below, bedrooms two and three are sizable doubles sharing use of the contemporary bathroom next door. With a freestanding bath, a separate shower and stone lined walls and flooring, this room is spa-like, providing the perfect space to unwind after a long day. Alongside this is the sauna room for deeper relaxation and a wealth of other health benefits.

Principal bedroom suite:

Looking out over the tree-lined street, the principal bedroom has a beautiful bay window from which the views only improve from its position on the hill. With a walk in wardrobe providing ample clothes storage for two, there is even more space for a king size bed and freestanding furnishings, plus access to a chic en suite shower room adds a further flourish of luxury.

Second floor bedrooms & bathrooms:

A further flight of stairs takes you to the second-floor bedrooms which enjoy an incredible perspective over the rooflines and treetops of the local leafy landscape via dormer and Velux windows. The skies are never-ending, and these views are ever-changing with the seasons, so they never tire, and the skies light up with colour at sunrise and sunset. While one room is set up as a gym, they are both double rooms which could have a multitude of uses as they share use of a third, beautifully appointed bathroom.

Vendor's thoughts:

"It was the leafy location and proximity to Hove Park which first attracted us here, but when entering the house and seeing the light and space available for renovation, we were immediately sold on the place. It was a labour of love to renovate, but we have been incredibly happy with the results as it now feels like the perfect modern home for the perfect modern family."



Good to Know:

This stunning home is situated in a prestigious area with lots of local green spaces, and the South Downs on your doorstep. The city centre shopping districts and beach are also within easy reach, and this home also offers easy access to the A23/A27 and Hove Station which have direct and fast access to the airports and London.

EPC: D

Council Tax: G

Education:

Primary: Westdene Primary School, Goldstone Primary School, Bilingual School

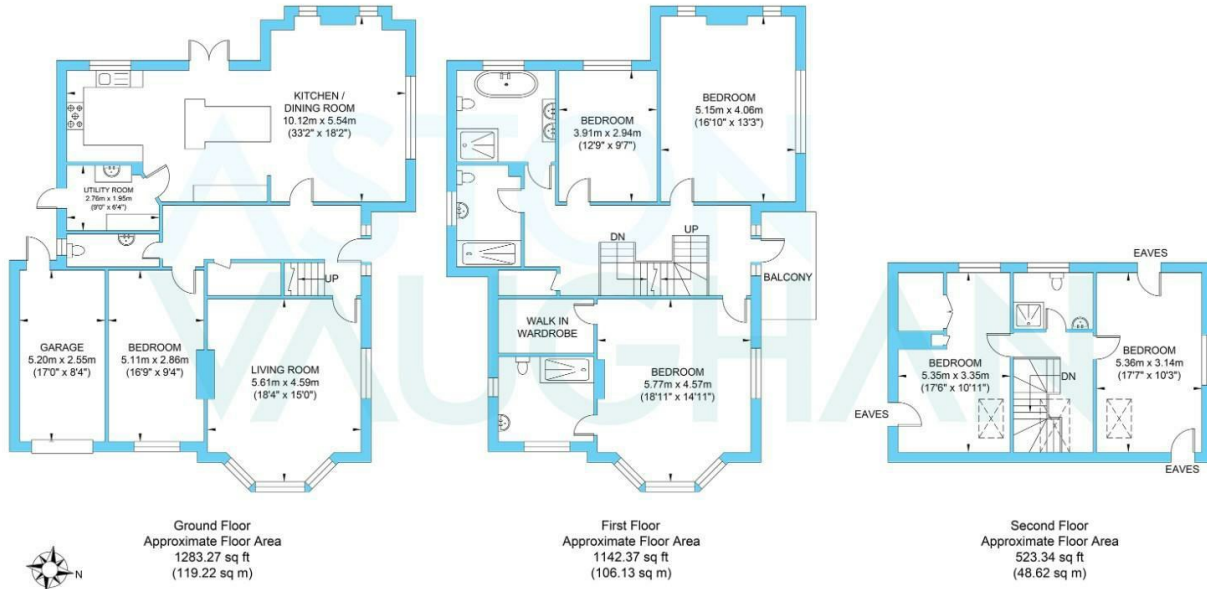
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Sixth Form Colleges: BHASVIC, Newman College, Varndean College, MET

Private: Brighton College, Lancing College Prep.



Woodruff Avenue

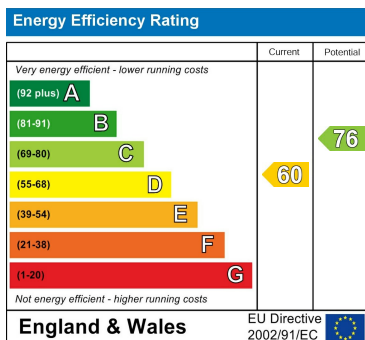


Approximate Gross Internal Area = 273.97 sq m / 2948.98 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

D

Energy Performance Graph



Call us on

01273 253000

info@astonvaughan.co.uk

www.astonvaughan.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.