



Woodland Drive, Hove, BN3

£1,250,000

**ASTON**  
**VAUGHAN**  
EXQUISITE

INTRODUCING

# Woodland Drive, BN3

5 Bedrooms | 2 Bathroom | 2-3 Reception Rooms  
2466 Sq Ft | Close to Hove Park

Set in its own large, gated grounds this elegant 5 bedroom, 2 bathroom house with a garage and off street parking has a stunning 229.15m<sup>2</sup> (2466.55 sq. ft.) to enjoy, twin conservatories to embrace a private dining terrace and a mature garden raised to catch the sun. In one of the most exclusive areas of the city between the sea and the National Park, it is just 2 mins drive from the sports facilities, playground and café of Hove Park with easy access to good nursery, primary and secondary schools both state and private. Hove and Preston Park Stations with direct trains to Gatwick and London are 5-6 mins by cab whilst Brighton city centre and its station is a 10 minute drive.

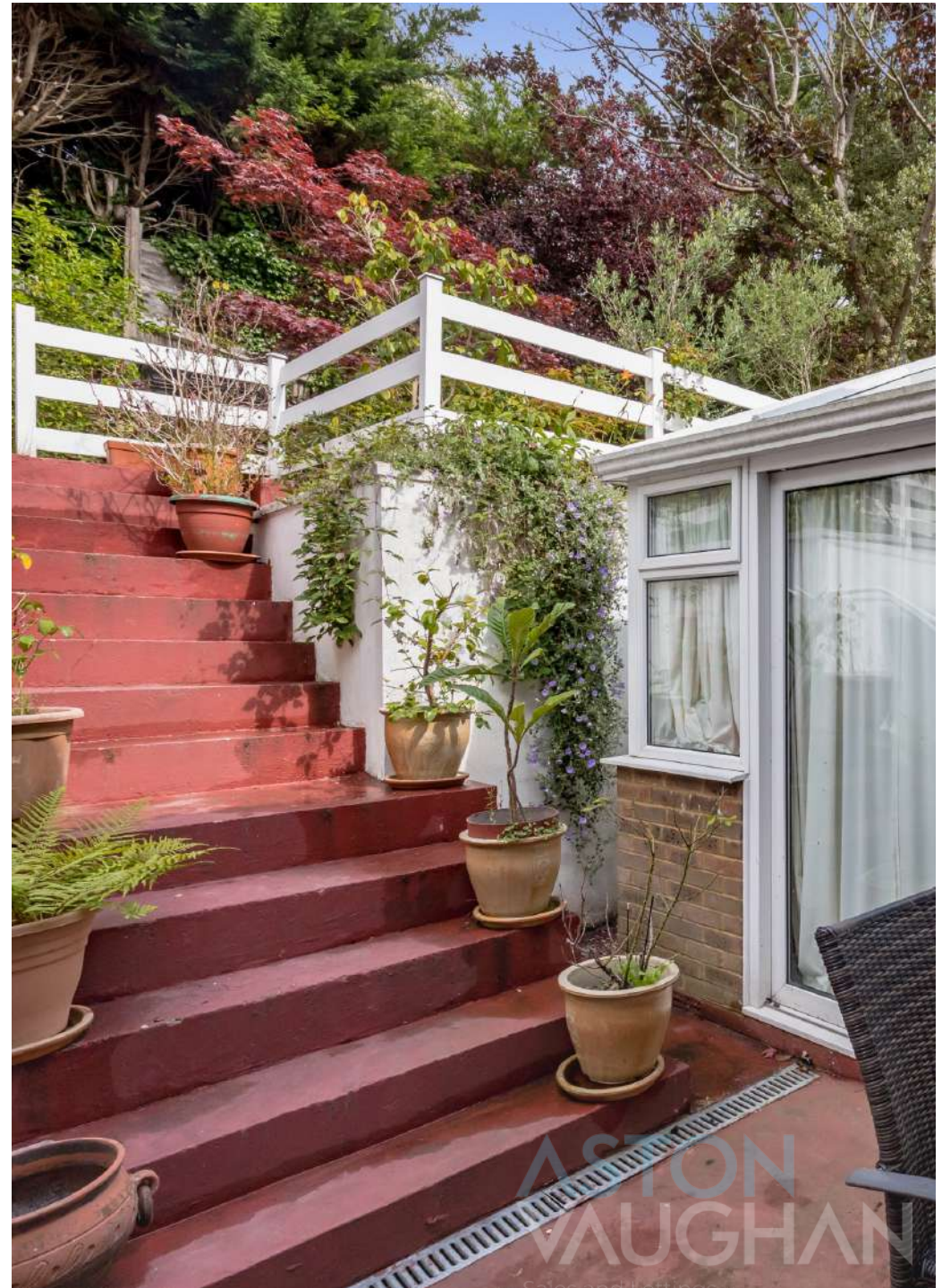
Spacious and sunny, this luxury property makes every day living elegant - and easy. The beautiful living and dining room sweeps into the first of the conservatories to bring the outside in whilst at the back of the house, the contemporary kitchen breakfast room has a designer finish and a separate utility area which accesses both the 2nd conservatory and the garage. At the heart of the ground floor, the guest bedroom is by a luxury shower room and upstairs, the other 4 double rooms are quiet and comfortable. The family bathroom is stylish and there is a glamorous balcony running along the front of the house, large enough for a table and chairs. With local stores, café and restaurant a 2 minute walk, properties in this prosperous, leafy setting attract professionals, families and investors as the whole of the city is easy to get to and Dyke Road Avenue, with bus routes, leads to the city centre and its beaches or to the roundabout for the A23/A27 and the South Downs National Park in minutes.





**Introduction:**

In a sought after, prestigious area of the city, this 1970's house with clean lines, LA style front doors and first floor balcony impresses. It is set back from the tree-lined avenue behind ample off street parking, and it also has an integrated garage of 6.69 x 2.23m (21'11 x 7'3). Inside has been skilfully extended and improved to create a sociable home with a custom made kitchen, contemporary bathrooms and double glazing throughout.





### **The Entrance, the Living and Dining Rooms, 1st Conservatory:**

Inside, this dream home has an expert balance of style, practicality and comfort which begins in a hushed lobby where there is plenty of space for coats and bags, and it opens to a central hallway where a large, luggage drop cupboard is tucked away and solid wood underfoot enables a guest and pet friendly flow as it continues into the gracious living and dining rooms.

With classic elegance and ornate fireplace for cooler evenings, the generous living room connects to the quiet dining room. Together they stretch a magnificent 9 meters (29'6) approx. from front to back where friends and family can relax in style and enjoy a traditional dining experience where at the far end, sliding doors lead to a sun-filled, vaulted conservatory with garden views.

A peaceful retreat embracing an al fresco lifestyle with doors to a secluded dining terrace, the stylish conservatory spans 4.42 x 3.3m (14'6 x 10'9). A versatile space, it is ideal for entertaining whatever the weather or for quiet reading/working in the sun when children are at school.

### **The Kitchen Breakfast Room, Utility and 2nd Conservatory/Playroom:**

Family friendly and custom made, this inviting kitchen breakfast room spans 5.48 x 2.60m (17'11 x 8'6). Designed for everyday but also for celebrations, it's well planned with a sensible layout, plenty of storage and practical working surfaces. High spec appliances include a gas hob beneath a lit hood, a micro/combi oven and a fan oven at eye level and a dishwasher. By it, a spacious utility leads to the second conservatory/ playroom which opens to the terrace for an easy al fresco lifestyle, and it also has access to the garage so beach towels and sports kits go from the car to the washing machine.

### **The Garden:**

Outside, the dining terrace is level with the house – a feature quite difficult to find in a city built on rolling downland. Between the two conservatories, there's an easy in/out flow to a blissfully private dining terrace where steps – which could be gated - rise to a leafy, mature garden above. Planted for all year interest the spacious upper level has a discreet, paved area for secluded suppers which overlooks a pet friendly lawn.



### Four More Double Bedrooms and Bathroom:

Up a stately staircase the wide embrace of the first floor landing sweeps open to a balcony with space for a table and chairs where you can watch for the school bus to return in the sun. A serene retreat, the family bathroom is large enough for both a double ended bath with a shower attachment and a separate, walk in shower and subtle glamorous features include mirrored cabinets above the hand basin and a sleek vanity below. At the front of the house, two restful double bedrooms have plenty of space and leafy views over the leafy avenue to woodland, whilst at the back, both double rooms are wunusually private with fitted wardrobes to fill and garden views.



## LOCATION GUIDE

### Good to Know

Local shops, café and restaurant 2 mins walk

Hove Park 5-7 walk

Hove & Preston Park Stations 6 by car, Brighton Station 8-10

Hove Lawns & beach 9 mins by car

### Education:

Primary: Bilingual Primary, Westdene Primary, Cottesmore St Mary R.C

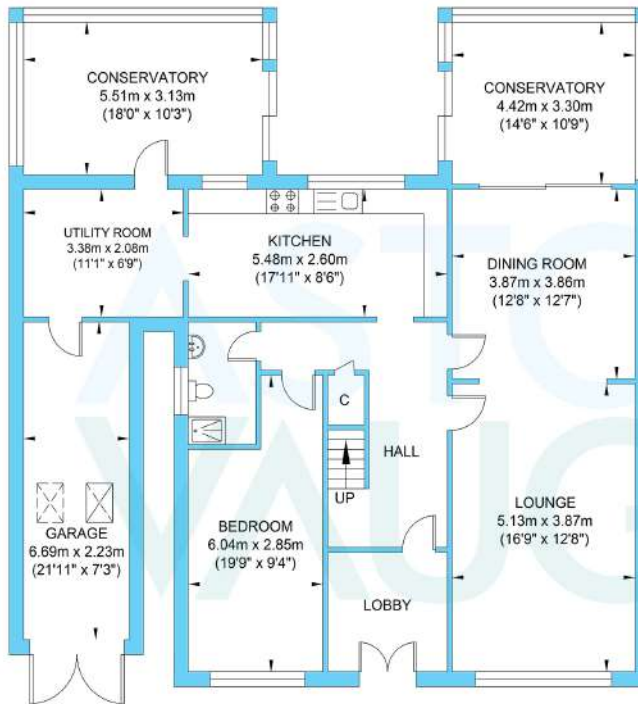
Secondary: Hove Park, Blatchington Mill, Cardinal Newman

Sixth Form: BHASVIC, Cardinal Newman

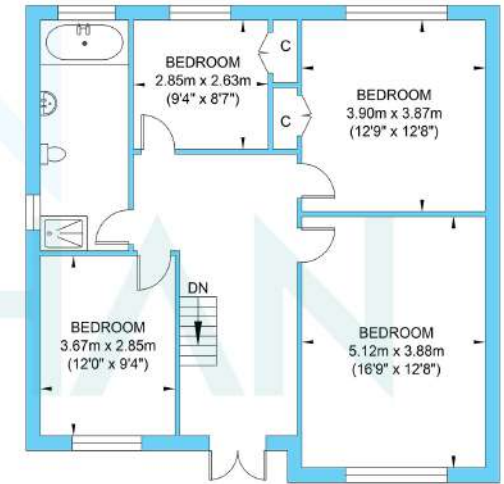
Private: Windlesham Prep, Lancing Prep, Brighton College, Brighton Girls, Lewes Old Grammar

This is a great area to be between the beach and the South Downs National Park- and also very prestigious. Quiet and safe with plenty of shops nearby, the sports facilities, friendly community, playground and café of Hove Park is a 2 minute drive but also within a 5-10 min walk, so it will be easy to meet people if you're new to the city. Withdean Stadium's gym and running track and a woodland Nature Reserve is also just 4 mins by car. Local schools are good or outstanding and there's easy access to some of the best private schools in the country including Lancing Prep and Brighton College - with school buses or bus routes allowing older children independence.

# Woodland Drive Hove



Ground Floor  
Approximate Floor Area  
1581.54 sq ft  
(146.93 sq m)



First Floor  
Approximate Floor Area  
885.0 sq ft  
(82.22 sq m)



Approximate Gross Internal Area = 229.15 sq m / 2466.55 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.