



Woodlands, Hove, BN3

£2,300,000

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EXQUISITE

INTRODUCING

Woodruff Avenue, Hove, BN3

6-7 Bedrooms | 5 Bathrooms | 3 Living Rooms
2982 Sq Ft | Rear Balcony Overlooking Garden

This stunning 7-bedroom detached family residence has been meticulously renovated to a high standard. Tucked away in a peaceful, tree-lined cul-de-sac, it offers an impressive 3,121 square feet of living space.

On the ground floor, you'll find an inviting entrance hall, a spacious living room, a bathroom, and two versatile reception rooms that could easily serve as additional bedrooms. The standout feature is the modern kitchen, equipped with premium appliances, extensive storage, and a stylish breakfast bar, making it the true heart of the home. Adjacent to the kitchen is a generous living area perfect for relaxation or entertaining. Four large sliding doors open out to the beautifully maintained garden and patio, enhancing the seamless flow between indoor and outdoor living. There's also a convenient utility room.

Upstairs, there are five elegantly designed bedrooms, three of which benefit from en-suite bathrooms. The master suite boasts a private balcony with views of the garden and a luxurious en-suite bathroom, complete with a striking standalone tub. A contemporary, fully-tiled family bathroom serves the other rooms.

The rear garden is an idyllic retreat, ideal for outdoor dining and leisure activities, while the front of the property features a brick driveway with ample parking space for several vehicles.





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LOCATION GUIDE

Good to Know

Local shops are 2 minutes away

Brighton mainline station is 15-20 minutes by bus

The seafront is just 2 minutes away, and East Brighton Park is a 5 minute walk

Education

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

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

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

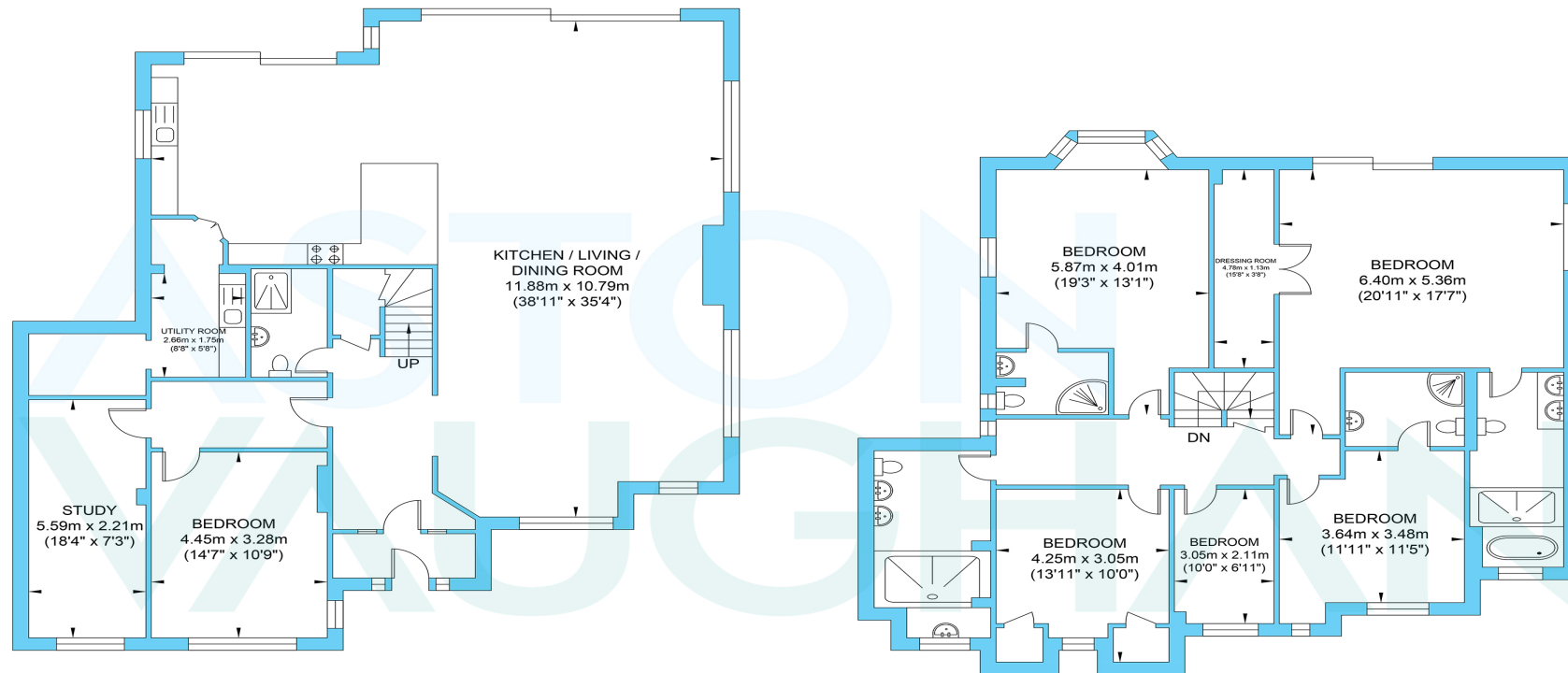
Private: Brighton College, Lancing College Prep

Location Guide

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.



Woodlands



Ground Floor
Approximate Floor Area
1641.71 sq ft
(152.52 sq m)

First Floor
Approximate Floor Area
1340.96 sq ft
(124.58 sq m)

Approximate Gross Internal Area = 277.10 sq m / 2982.68 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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