



ESTATE AGENTS & VALUERS

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- Large Detached Four Bedroom Family Home
- Four Spacious Double Bedrooms
- Parking For Three Cars
- Underfloor Heating In The Kitchen and Bathrooms
- Close to Hove Park & Local Shops
- Fantastic Garden With Gated Access To Hove Copse
- Electric Garage With Private Drive
- Double Storey Extension In 2007
- Primary Bedroom With En Suite
- Spacious Loft For Storage

Woodland Avenue, Hove

Price: £800,000 Freehold



Total Area: 136.0 m² ... 1463 ft² (excluding garage)

All measurements are approximate and for display purposes only.

This impressive four-bedroom detached home on Woodland Avenue has undeniable curb appeal and ample parking for up to three cars, complete with a garage.

Firstly, you are greeted by a welcoming hallway featuring under stair storage and a convenient downstairs W/C. To your left, the expansive living and dining room runs the full length of the house. Large windows flood the room with natural light, while an open fireplace adds a cozy touch. French doors at the rear provide direct access to the beautifully landscaped garden.

The kitchen has underfloor heating, solid granite worktops, integrated appliances, and ample workspace, it's perfect for preparing meals with ease. There's also space for an American-style fridge freezer and an additional breakfast/dining area, which also opens onto the garden through another set of French doors. Access to the garage can also be found just off the kitchen.

The private garden is fantastic with a patio and sitting area, ideal for outdoor dining and entertaining. Steps lead down to a large lawn surrounded by mature trees and plants, offering complete privacy. A gate at the bottom of the garden provides direct access to the scenic Copse beyond.

On the first floor the landing benefits from a Velux window. There is also an airing cupboard for extra storage. You'll find three generously sized double bedrooms, each with fitted wardrobes. Two of these rooms overlook the garden. On the opposite side, the large primary bedroom offers a peaceful retreat, complete with fitted wardrobes and an en-suite bathroom featuring underfloor heating.

The family bathroom is equally well-appointed, with underfloor heating, a separate walk-in shower, and a full-size bathtub. For additional storage, the loft space is easily accessible via a loft ladder.

Located in the desirable Woodland Avenue, this property benefits from excellent transport links to Central Hove and Brighton as well as proximity to the beautiful Hove Park.

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		
	62	76
England & Wales		EU Directive 2002/91/EC