



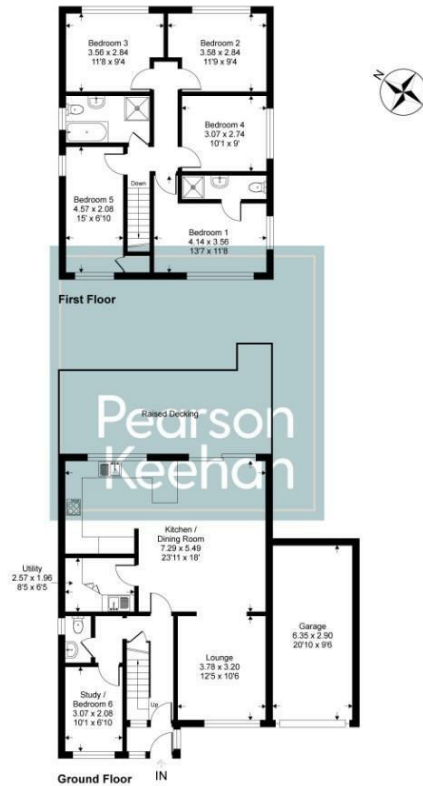
Woodland Avenue, Hove, BN3 6BJ

Guide price £1,100,000 - £1,100,000 Freehold

Pearson
Keehan

Woodland Avenue, BN3

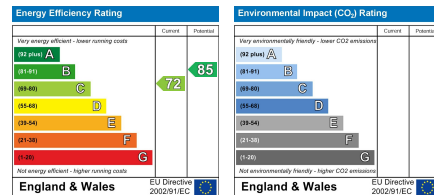
Approximate Gross Internal Area = 141 sq m / 1527 sq ft
 Approximate Garage Internal Area = 18 sq m / 198 sq ft
 Approximate Total Internal Area = 159 sq m / 1725 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Council Tax: Band F

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. fitted carpets and furniture.



A spacious five bedroom detached family home situated in this desirable Hove Park location.

Woodland Avenue is found in this sought-after area of Hove, ideally located for families, being within an easy reach to Hove Park, which provides an abundance of facilities/activities including popular café, playground, tennis courts and working model railway. Bus routes are nearby providing access in and out of the city, with A27 being easy accessible, making the property ideal for families and commuters alike.

The property offers well proportioned rooms throughout with accommodation comprising, central entrance hallway, lounge to the front of the property, spacious kitchen dining room across the back of the house with stunning modern fitted kitchen and patio sliding doors opening up out onto the decked terrace over looking the the rear garden, separate fitted utility off the room, completing the ground floor accommodation is study/bedroom six and downstairs W.C.

On the first floor all five bedrooms can be found along with the contemporary family bathroom, with the main bedroom suite benefiting from en-suite shower room.

The rear garden is of a generous size, accessed via kitchen dining room, entered onto the raised decked terrace, which nicely over looks the garden and views toward the three Cornered Copse. The garden is mainly laid to lawn with mature trees surrounding providing privacy and seclusion.

To the front of the property, offers off-road parking for several vehicles and seamlessly leads to the garage.

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