



Woodruff Avenue, Hove, BN3 6PH  
Guide price £1,600,000 - Freehold

Pearson  
Keehan



## Woodruff Avenue, BN3

Approximate Gross Internal Area = 260.8 sq m / 2808 sq ft  
 Approximate Garage Internal Area = 13 sq m / 140 sq ft  
 Approximate Total Internal Area = 273.8 sq m / 2948 sq ft

Guide Price: £1,600,000-£1,700,000

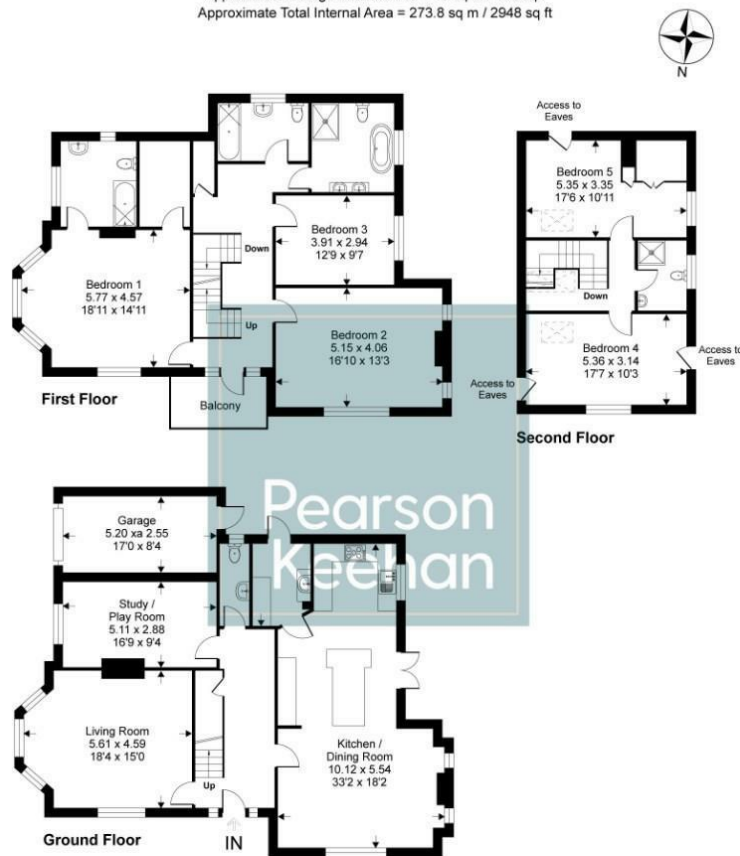
This unique and beautifully renovated, five bedroom, family home, spanning across three floors and situated in the highly sought-after Hove Park area.

Set behind electric iron gates, this beautifully refurbished property offers spectacular contemporary accommodation throughout. Stepping inside, the open-plan kitchen and family room seamlessly extends into the garden. The space features tiled flooring, a central island with a breakfast bar, a double oven, and other integrated appliances. Additionally, there is a convenient utility room. A separate living room with wall mounted fireplace, good sized playroom/study and separate W/C complete the ground floor. Ascending upstairs, three expansive double bedrooms await, plus a family bathroom, all easily accessible from the landing and a door leading to the balcony.

The main master suite is notably generous, featuring a modern design, a stunning en-suite shower room, and a separate dressing room. The first floor also features a useful sauna. The second floor features two further generously sized bedrooms, one of which is currently configured as a home gym. Additionally, you'll find a modern shower room and plenty of convenient eaves storage.

Outside, the westerly aspect garden is arranged in two tiers, one paved and one laid to lawn. The beautifully landscaped garden provides an ideal space to entertain in the sunshine. The property boasts wrap-around formal front gardens and a garage accessible via a private driveway. There is also additional off-street parking space for up to two more vehicles.

Situated in the ever-popular Hove Park district, Woodruff Avenue is a highly-sought after address, perfectly positioned close to Hove Park and within close proximity to the South Downs National Park, the beach and the city centre. Transport links are excellent, with the A23 and A27 just a few minutes by car, providing easy access to London. T

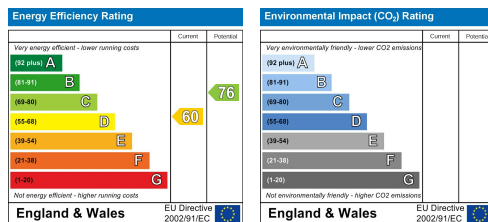


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained herein, the measurement of doors, windows and rooms 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: G

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