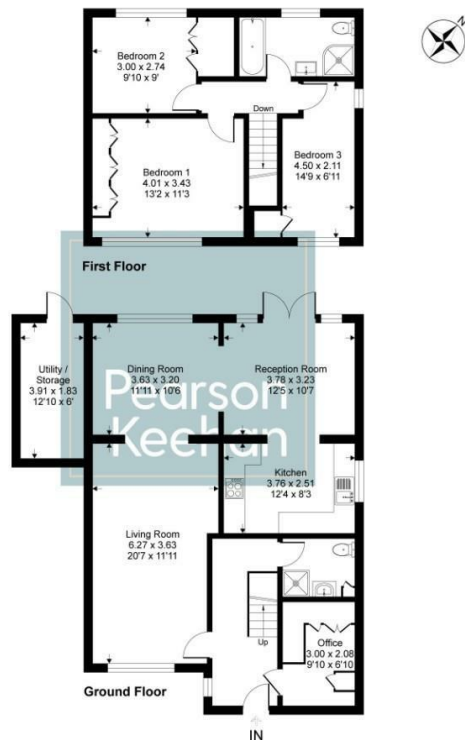




Woodland Avenue, Hove, BN3 6BN
Offers in excess of £750,000 - Freehold



Woodland Avenue, BN3
 Approximate Gross Internal Area = 127.4 sq m / 1372 sq ft
 Approximate Outbuilding Internal Area = 7.1 sq m / 77 sq ft
 Approximate Total Internal Area = 134.5 sq m / 1449 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 rooms, windows and doors 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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An extended four bedroom detached house that offers a beautifully landscaped west facing garden and off-street parking. This fantastic family home lies in a highly popular residential area just to the north of Hove Park and is located close to numerous amenities and several excellent local schools.

Serving the ground floor, you have an expansive 20 ft living room that offers the perfect place to relax. A ground floor shower room can also be found along with a study area, which has been used as bedroom 4 in the past and also provides a fantastic work-from-home space. Completing the accommodation to the rear is the L-shaped kitchen/dining space that looks out on to the garden.

Moving upstairs to the first floor, you have a floor-to-ceiling tiled bathroom along with three bedrooms with the principle bedroom enjoying built-in wardrobes. Access to the loft space is also provided from this level.

Outside, the private and secluded garden offers a wonderful space for all the family. Being of the favoured westerly aspect, you have a lovely paved area to enjoy outside dining and well-manicured lawn enables a space for the kids to roam.

To front the front of the house, a driveway provides off-street parking for numerous cars and access to the garage.

Woodland Avenue is a highly sought-after address just to the north of Hove Park. Just down the road in Queen Victoria Avenue, you can find a number of conveniences for your daily essentials and also within close proximity there are a number of highly regarded local schools, Waitrose Superstore and Hove Park itself, where you can enjoy a number of activities for all the family.

Council Tax:

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 variations between the plan, fitted carpets and fixtures.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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